





Offered for sale with **NO UPPER CHAIN** is this **STYLISH** three-bedroom **SEMI-DETACHED** family home situated within a **MODERN DEVELOPMENT** close to excellent amenities, and within catchment of highly acclaimed local schools, including **OAKWOOD & BEAUMONT**.

Offers Over: £750,000

Constructed in 2020 by Charles Church, this home has been completed to an exceptional standard, featuring various upgrades, including glass splashbacks, chrome fixtures, luxurious power showers, and premium flooring, further enhancing its appeal. Offering a bright and modern interior, with approximately 923 square feet of accommodation, this fantastic property is arranged over three levels and boasts accommodation to include, three double bedrooms with spacious en-suite to the main bedroom on the first and second floors while the ground floor living space comprises entrance porch, living room with large storage cupboard, guest cloakroom and a modern kitchen/breakfast room. Outside, the property enjoys a maintenance-free rear garden with a side plot and parking for two vehicles to the front. The property does offer an extension potential subject to obtaining the necessary planning consent.

EPC Rating: 84 B
Council Tax Band: D





Entrance Hall

Living Room 4.46m x 3.61m (14'8" x 11'10").

Cloakroom

Kitchen/Dining 3.61m x 2.69m (11'10" x 8'10").

Bedroom 2 3.61m x 2.67m (11'10" x 8'9").

Bedroom 3 3.61m x 2.67m (11'10" x 8'9").

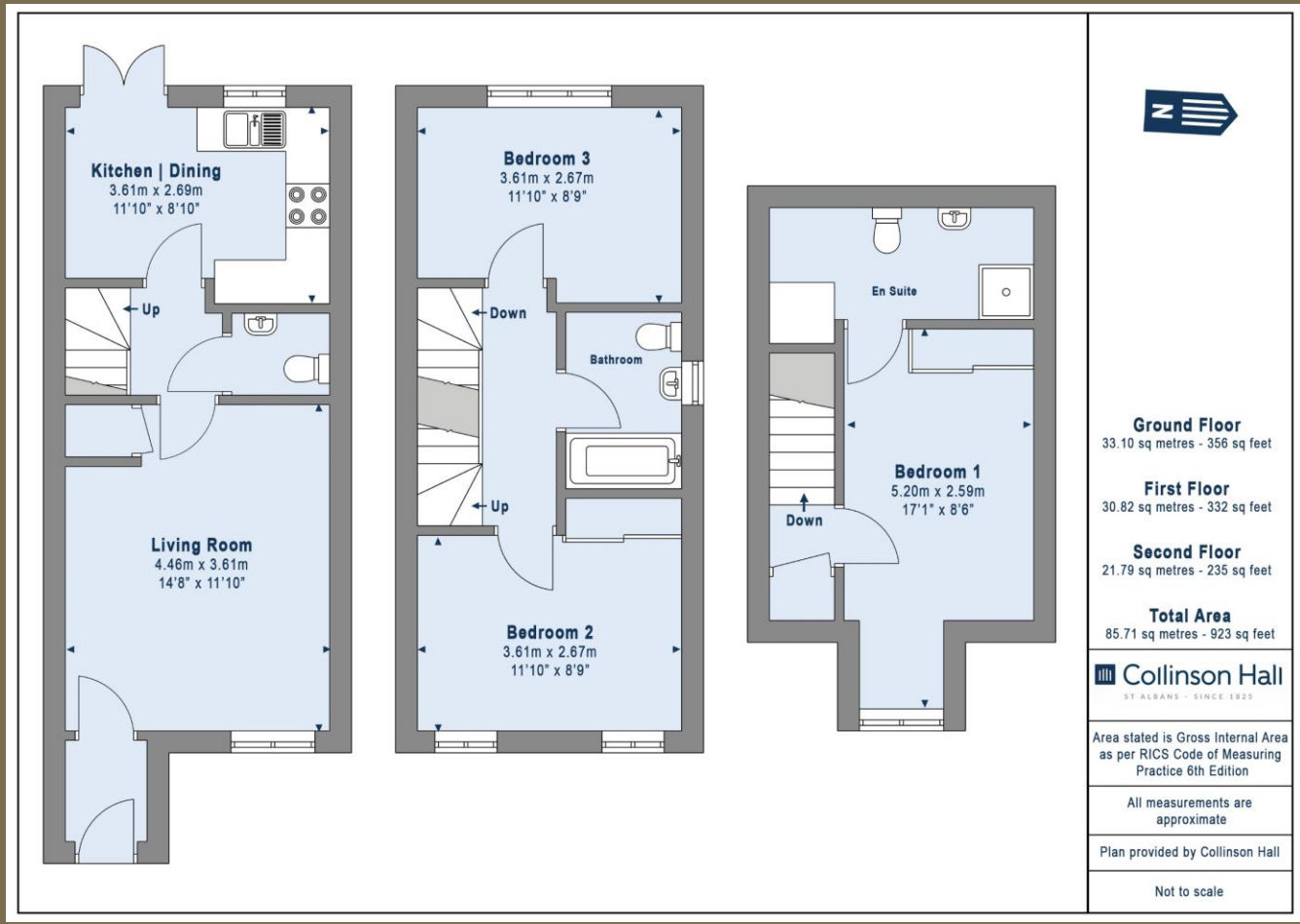
Bedroom 1 5.20m x 2.59m (17'1" x 8'6").

Ensuite Shower Room

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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