





A DELIGHTFUL example of a CHARACTER SEMI-DETACHED family home with a pleasant garden featuring a self-contained GARDEN ROOM, and ample parking located near Oaklands College and Oakwood & Beaumont Schools.

Guide Price: £725,000

The property offers well-proportioned living accommodation that comprises, a box bay fronted lounge with feature fireplace, a spacious open plan kitchen/dining room offering access to the garden and a cloakroom. To the first floor, there are three good, sized bedrooms and family bathroom. Externally, the property has a well-cared for mature garden that is mainly laid to lawn and enjoys a southerly aspect. It also features a superb self-contained garden room with lounge and kitchenette areas, as well as a cloakroom.

EPC Rating: D 58

Council Tax Band: D





Entrance Hall

Living Room 4.21m x 3.49m (13'10" x 11'5").

Kitchen/Dining Room 5.43m x 4.16m (17'10" x 13'8").

Cloakroom

Bedroom 1 4.21m x 3.49m (13'10" x 11'5").

Bedroom 2 4.16m x 3.20m (13'8" x 10'6").

Bedroom 3 3.06m x 2.10m (10' x 6'11").

Bathroom

Garden

Garden Room Lounge 3.37m x 3.70m (11'1" x 12'2").

Garden Room Kitchen 4.82m x 3.70m (15'10" x 12'2").







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.