





Positioned with a **SHORT WALK OF EXCELLENT SCHOOLING**, including Beaumont Secondary School, Oakwood Primary School and Oakland College **THIS SPACIOUS AND WELL-PRESENTED** family home offers **GENEROUS LIVING SPACE** arranged over three floors, and is conveniently placed for excellent transport links.

**Guide Price: £650,000**

With over 1400 square feet of accommodation this splendid semi-detached family home provide space for the growing family including two receptions, a good size conservatory, spacious hallway and a kitchen. The first floor offers three spacious bedrooms and a family bathroom while the loft has been converted into a spacious principle bedroom with Juliette balcony and spacious en-suite.

Outside there is a generous garden with patio terrace and mature borders along with hardstanding to the front. The immediate area offers a selection of conveniently place amenities including a local pub, excellent shopping facilities along with well regarded schooling.

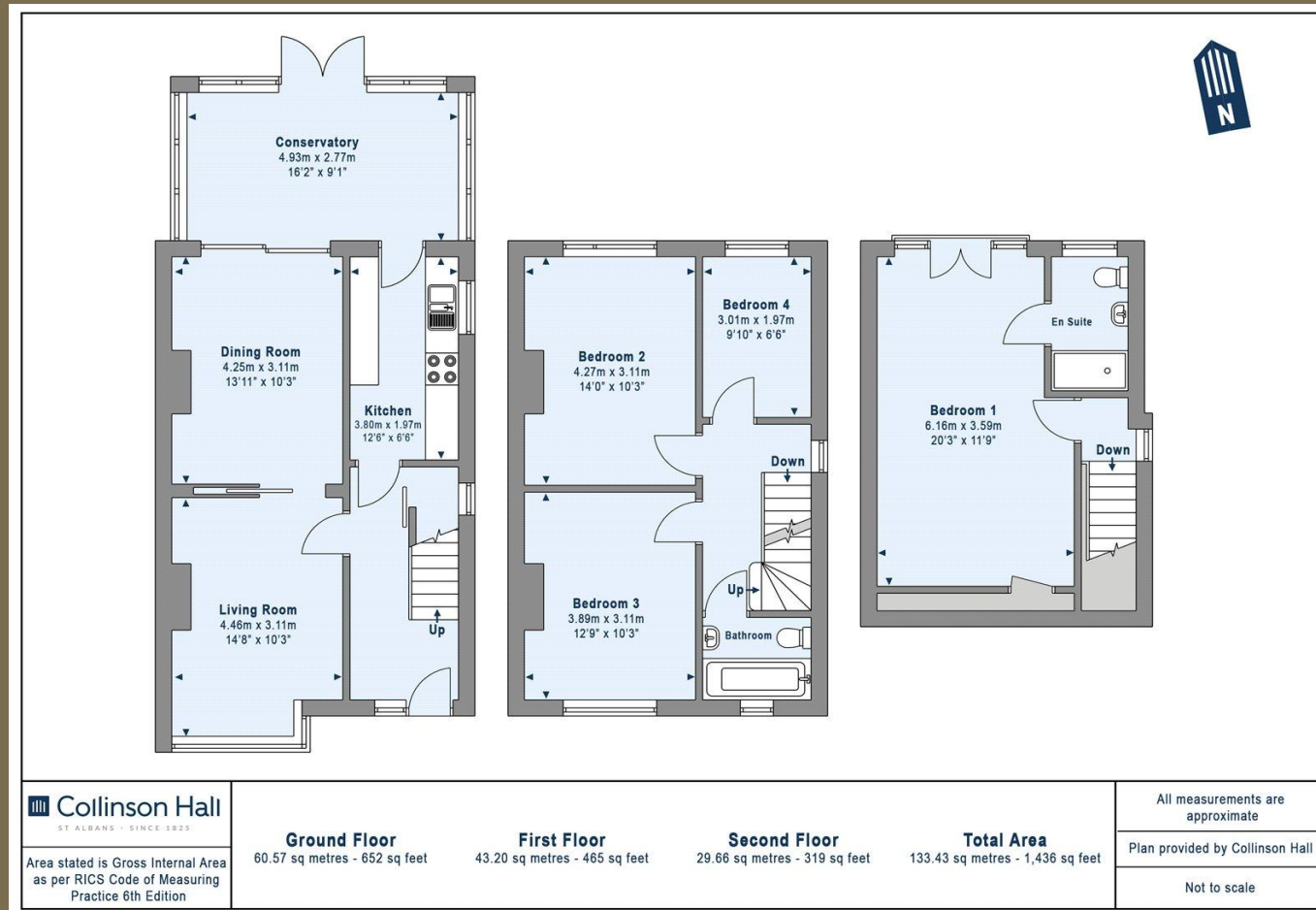
EPC Rating: C 71  
Council Tax Band: D











**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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