



melvyn
Danes
ESTATE AGENTS

Hatchford Brook Way
Sheldon
£260,000

Description

A beautifully presented, modern end town house on a popular development in B26. This lovely property is the perfect family home and is in a super location near to shops, schools, facilities and transport links. Comprising lounge, kitchen/diner and guest WC. On the first floor are two double bedrooms and the bathroom and on the second floor is the main bedroom. Further benefiting from central heating, double glazing, driveway for two vehicles and rear garden.



Front

Off road parking for two vehicles and access to a composite opaque double glazed door to:-

Lounge

11'10 max x 14'11 max (3.61m max x 4.55m max)



Double glazed window to the front, radiator, door to the under stairs storage cupboard, power and light points and door to:-

Lobby

Stairs to the first floor, laminate flooring, power and light points and doors to:-

Guest WC

Fitted with a low level flush WC and a guest sink. radiator, extractor fan, laminate flooring and ceiling light point

Kitchen/Diner

11'9 x 8'5 (3.58m x 2.57m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and laminate splash backs. Fitted electric oven with a gas hob and extractor hood over and a stainless steel splash back and space and plumbing for other appliances. Double glazed French doors to the rear garden, double glazed window to the rear, wall mounted boiler (concealed within a cupboard, radiator, laminate flooring, power and light points

First Floor Landing

Stairs to the second floor, radiator, power and light points and doors to:-



Tel: 0121 742 2123 Email: sheldon@melyndanes.co.uk melyndanes.co.uk

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