

Mark  
Webster  
estate agents



Dexter Way  
Birchmoor  
£235,000

\*\*\* MODERN STYLE FAMILY HOME - NICELY SITUATED - GARAGE \*\*\*. For sale with MARK WEBSTER estate agents is this three bedroom terraced property located on this popular development in Birchmoor briefly comprising: Lounge, kitchen/diner, three bedrooms, bathroom, garage, driveway and an enclosed rear garden. Viewing is essential.

### RECEPTION HALL

3' 4" x 3' 4" (1.02m x 1.02m)

Having an opaque double glazed entrance door with an internal wooden glazed door to the lounge.

### LOUNGE

14' 1" x 10' 6" (4.29m x 3.2m)

Double glazed window to front aspect, electric panel radiator, feature fireplace, stairs leading off to the first floor landing and a door to the kitchen/diner.

### REFITTED KITCHEN/DINER

18' 7" x 8' 1" (5.66m x 2.46m)

Double glazed window to rear aspect, double glazed sliding patio doors leading out to the rear garden, electric storage heater, wide range of refitted 'Dove Grey' base and eye level units, roll edge work surfaces, inset stainless steel electric oven and hob with a stainless steel splash back and extractor hood, stainless steel sink, plumbing for a washing machine, further appliance spaces and attractive tiling to splash back areas.

### FIRST FLOOR LANDING

Access to the roof storage space, electric storage heater, door to the airing cupboard and further doors leading off to...

### BEDROOM ONE

11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed window to front aspect, electric heater and fitted wardrobes with sliding mirrored doors.

### BEDROOM TWO

8' 5" x 11' 4" maximum (2.57m x 3.45m)

Double glazed window to rear aspect and an electric heater.

### BEDROOM THREE

8' 9" x 7' 6" (2.67m x 2.29m)

Double glazed window to front aspect and an electric heater.



## BATHROOM

8' 2" x 7' 1" maximum (2.49m x 2.16m)

Opaque double glazed window to rear aspect, low level WC, wash basin, useful vanity storage cupboards, bath with an electric shower over, shower screen and tiled splash back areas.

## GARAGE

7' 7" x 16' 2"

Having an up and over door, power and light.

## TO THE EXTERIOR

There is an enclosed rear garden having a degree of privacy with a stoned patio area, lawn, rear stoned area, power socket and fenced boundaries with rear gated access.

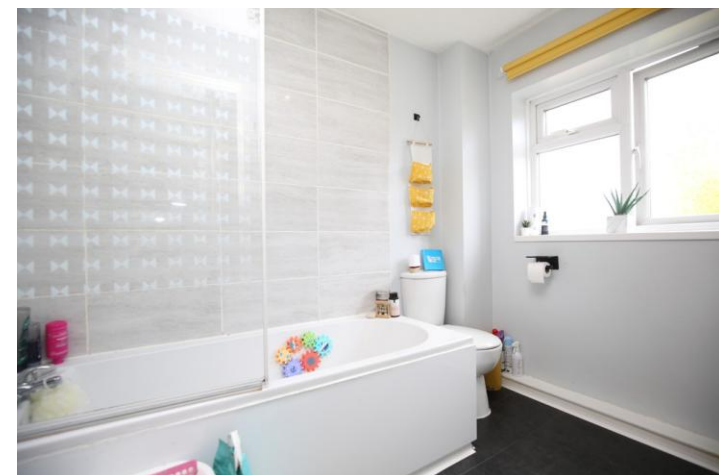
**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

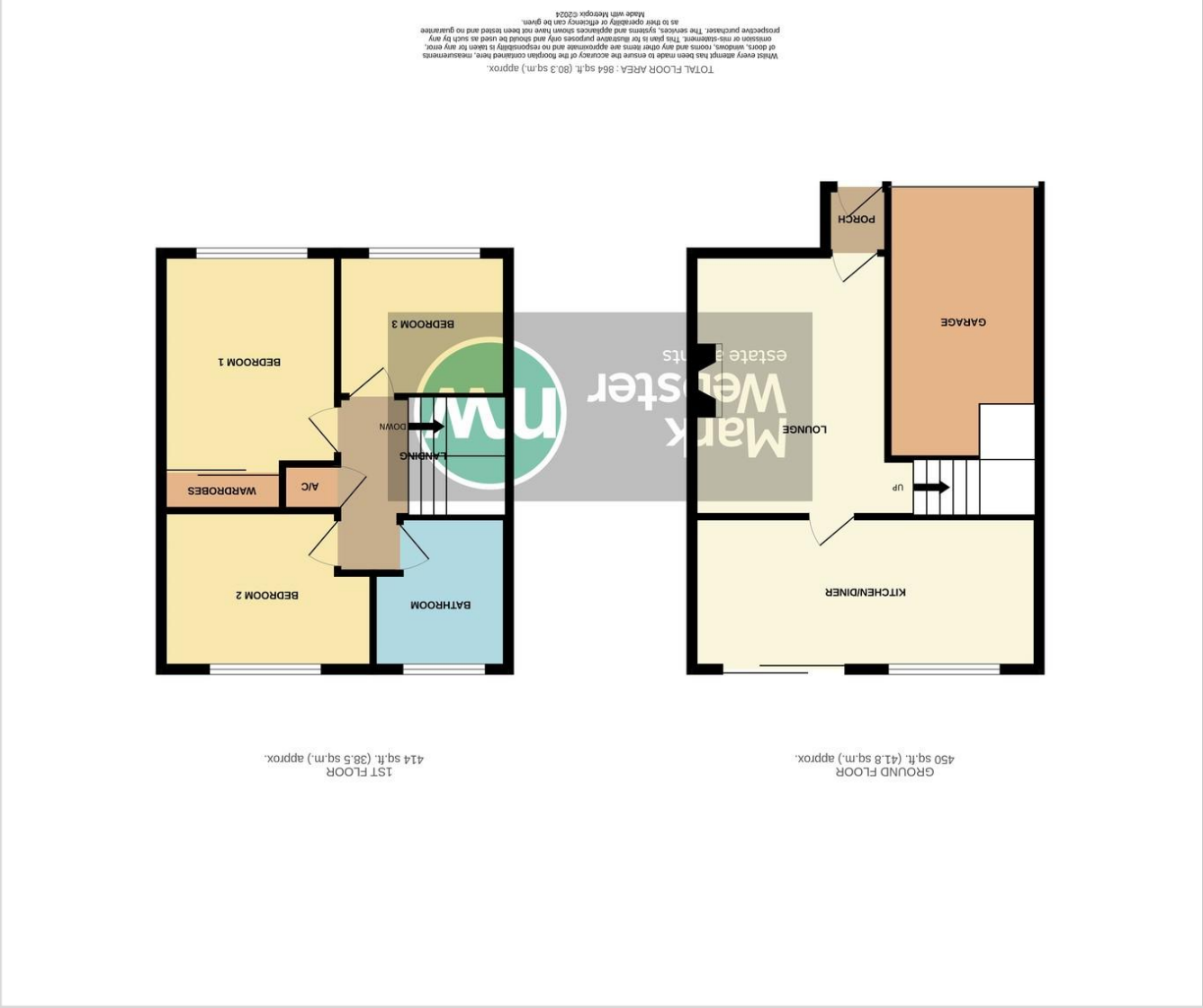
**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

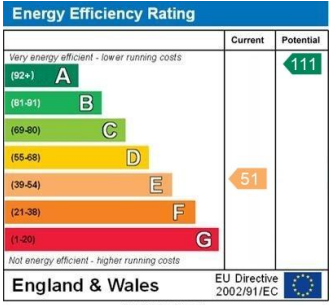




29 Bridge Street  
Polesworth, Tamworth  
Staffordshire, B78 1DR

www.markwebsterandco.co.uk  
01827 64903

Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm



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