



62 Heralds Green
Kingswood, WA5 7WT

Offers Around
£446,950

EXTENDED Detached House. FOUR DOUBLE Bedrooms. FITTED Robes. EN SUITE Facilities. VACANT Possession. IMMACULATE Throughout. BESPOKE Fitted Kitchen. Bi-Folding Patio doors. SEPARATE Study. FREEHOLD Title.

Halton Kelly are delighted to offer for purchase this Extended Four Bedroom Detached Family Home, which is only available due to our clients retiring abroad. Purchased from new around 30 years ago, we are advised by our vendors it is Freehold Title, this is an immaculate property which benefits from a Garage conversion providing a separate Study and rear Store Room, of particular note the Kitchen has been extended out into the rear Family Room and this provides a wonderful living space with full width by fold-doors.

This very well regarded development is within easy access to the M62 link, for further details on viewing arrangements, please contact the Office.

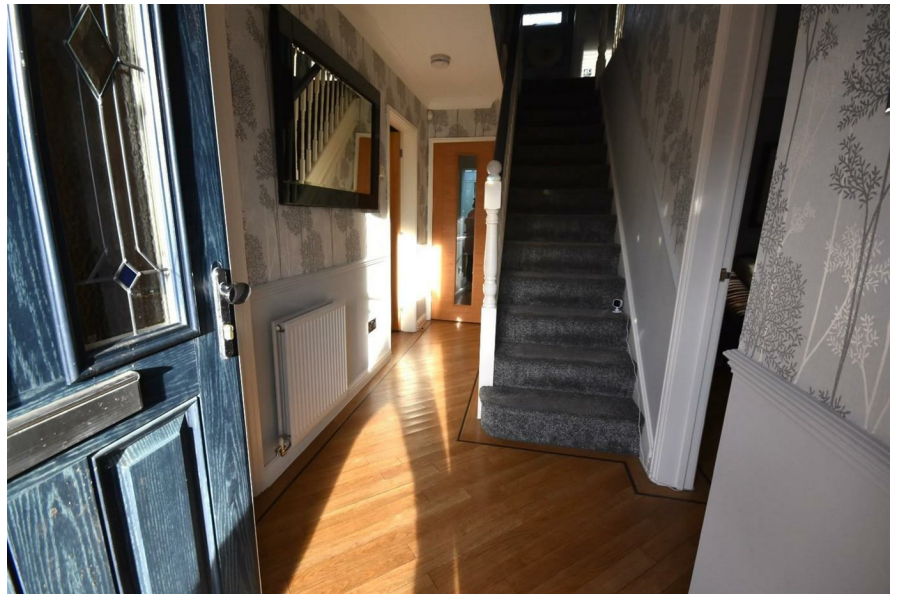
Briefly laid out as follows, Entrance Hall with Storage Room, separate Study, bay fronted Family Lounge, Bespoke fitted Kitchen with central island and open Family Area, Separate Utility Room and ground floor W.C., Landing, Master Bedroom with En Suite, three further Bedrooms and Family Bathroom.

Outside to the front is driveway parking for four vehicles and the rear Garden is low maintenance with Timber decking, mature borders and to the left side is an access gate.

Excellent alarm and security system, all contents as well (separate negotiation).

ENTRANCE HALL

Amtico flooring, access to storage room and stairwell.

**STORAGE/BOILER ROOM**

8'6 x 5'4 (2.59m x 1.63m)

A really handy Storage Room with wall shelving and Combi Boiler which we are advised is serviced.

STUDY

10'6 x 9' (3.20m x 2.74m)

Garage conversion providing a separate Study Room.



FAMILY LOUNGE

17'8 x 10'10 (5.38m x 3.30m)
Bay fronted Family Lounge with Amtico flooring, feature gas fire to surround and twin ceiling lights.



OPEN PLAN KITCHEN/LIVING AREA

UTILITY ROOM

Fully tiled Utility Room with Amtico flooring, single basin, base unit, plumbing for washing machine, access to the Ground Floor W.C and frosted glass external door to the side of the property.



GROUND FLOOR W.C.

Fully tiled with two piece suite.



KITCHEN

18'5 x 9'8 (5.61m x 2.95m)

An excellent sized Kitchen area with wall and base units, Amtico flooring, 1.5 bowl drainer fitted into the granite topped island complete with storage, 5 ring electric hob, integral dish washer and concealed pop-up electric sockets, two full height corner storage cupboards either side of the Utility Room doorway, integral microwave, single electric oven, separate electric grill/oven set into further storage units. Under stairs Storage Cupboard. Access to the separate Utility Room/Ground floor W.C.



LIVING AREA

19'3 x 9'7 (5.87m x 2.92m)

A light and spacious Living Area with full width bi-folding doors to the rear Garden and Amtico flooring.

**LANDING**

Storage Cupboard and access to the loft with lighting via drop down ladders.



MASTER BEDROOM
12' x 11' (3.66m x 3.35m)
Double Bedroom with fitted robes and
integral mirrored robes.



EN SUITE

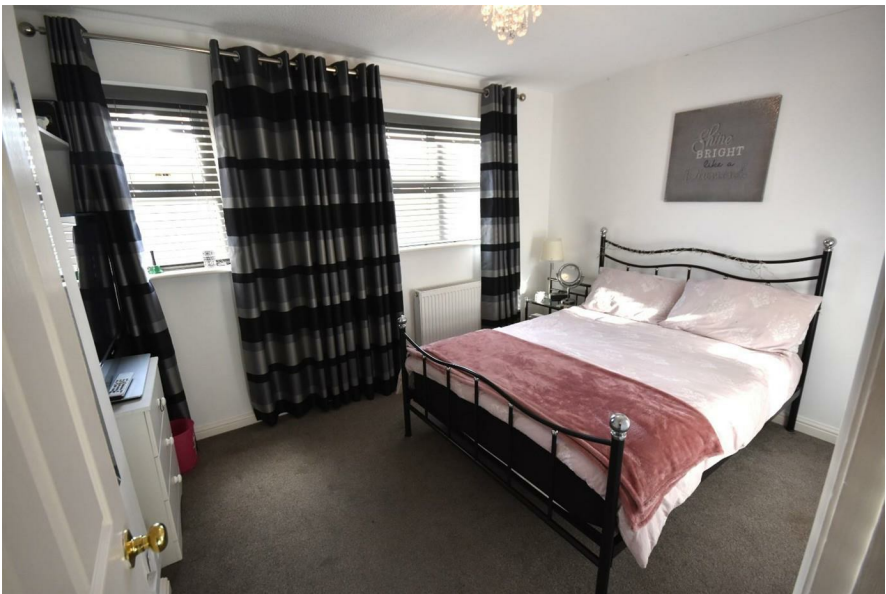
Three piece shower suite with storage, we are advised by the vendors the shower is newly fitted within the last 2 weeks.



BEDROOM TWO

11' X 9'4

Double Bedroom with twin windows and integral sliding double mirrored robes.



BEDROOM THREE
10'2 x 9' (3.10m x 2.74m)
Double Bedroom.



BEDROOM FOUR
9'10 x 9' (3.00m x 2.74m)
Double bedroom with integral mirrored robe.



FAMILY BATHROOM SUITE

Three piece Bathroom Suite with storage to the basin.

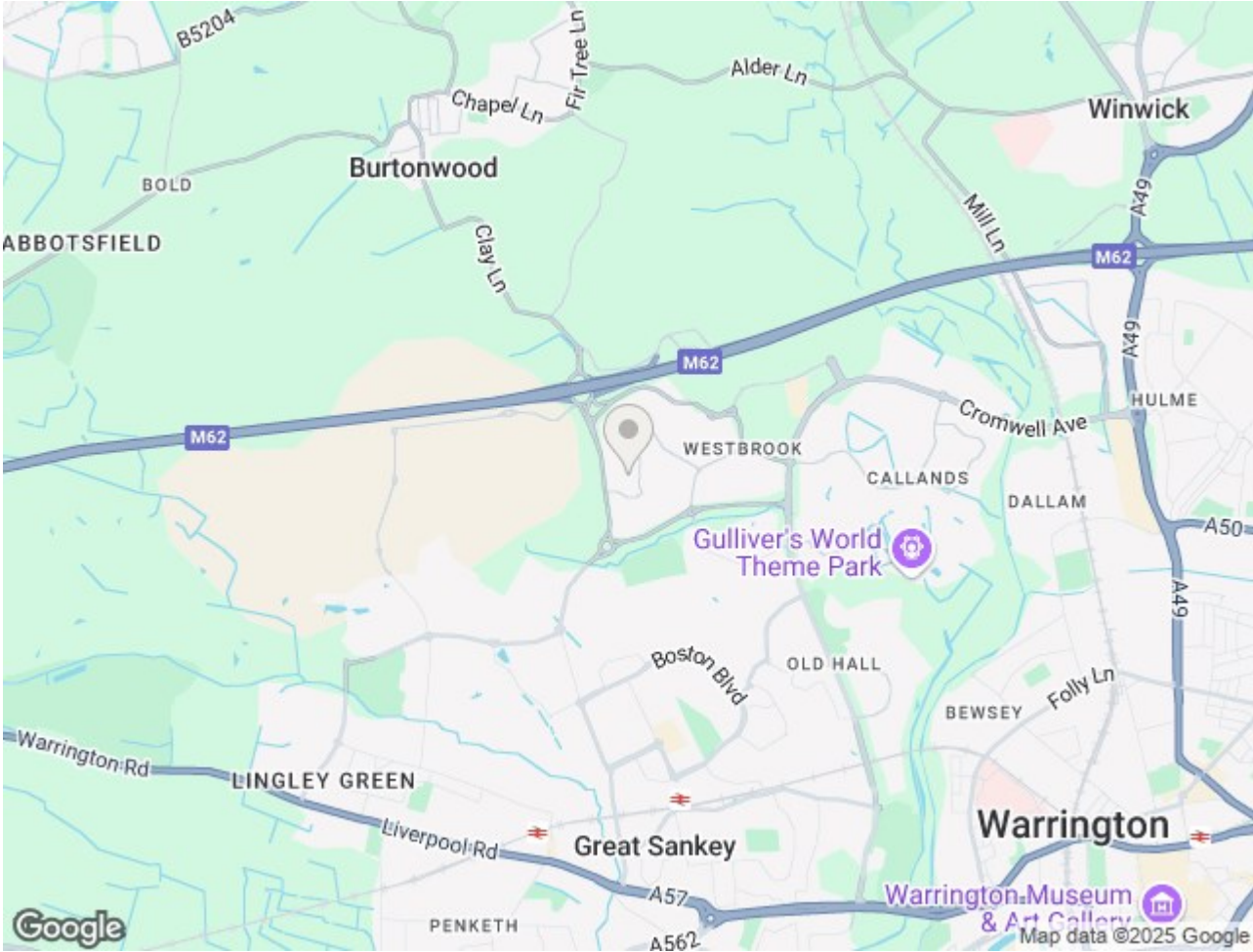
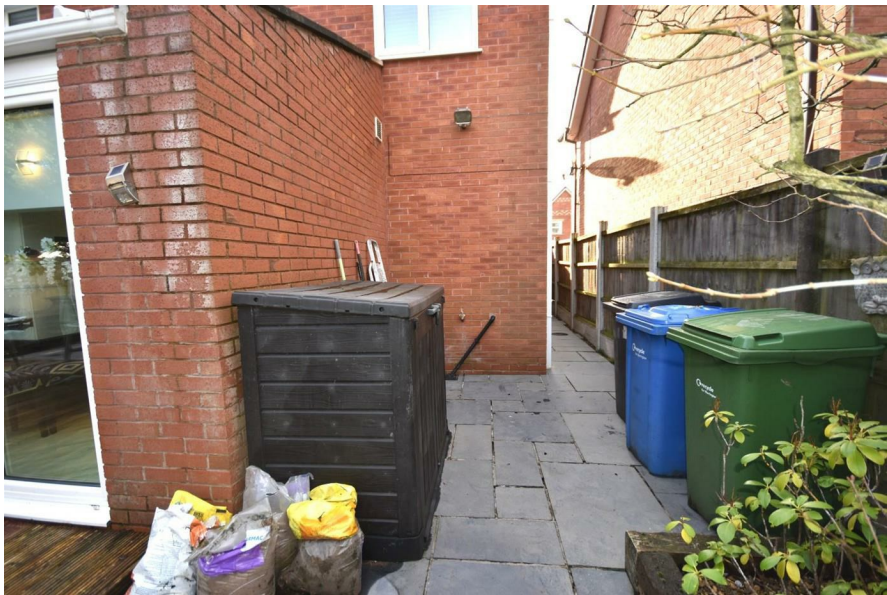


GARDEN


A low maintenance rear Garden, fully paved with Timber decking area, outside tap, lighting and side access gate.




SIDE OF PROPERTY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.