



**4 Castle Green
Kingswood, WA5 7XA**

**Offers In The Region Of
£339,950**

DETACHED House, REDROW Construction, THREE Bedrooms, EN-SUITE Shower Room, Ground Floor WC, FULLY Modernised, NO CHAIN, FREEHOLD, UPVC Double Glazed, LOW Maintenance Garden.

Located at the start of this well established development, this lovely detached home has been fully refurbished since it was bought in 2017. Westbrook Centre is within walking distance along with Gemini Retail Park and motorway networks are just a short drive away.

The accommodation comprises Entrance Vestibule, Lounge/Diner with Feature Fireplace, Kitchen with Integrated Appliances, Inner Hallway, Downstairs WC, Utility Room and Garage. To the First Floor there is a Main Bedroom with En-suite, Two further Double Bedrooms and a Three Piece Bathroom. Externally there is a paved driveway providing off road parking leading to the garage and gated access to the rear. The rear garden is also paved with a lawned section and private aspect.

ENTRANCE VESTIBULE

LOUNGE/DINER



KITCHEN



INNER HALLWAY



WC



UTILITY



LANDING



MAIN BEDROOM



EN-SUITE



BEDROOM TWO



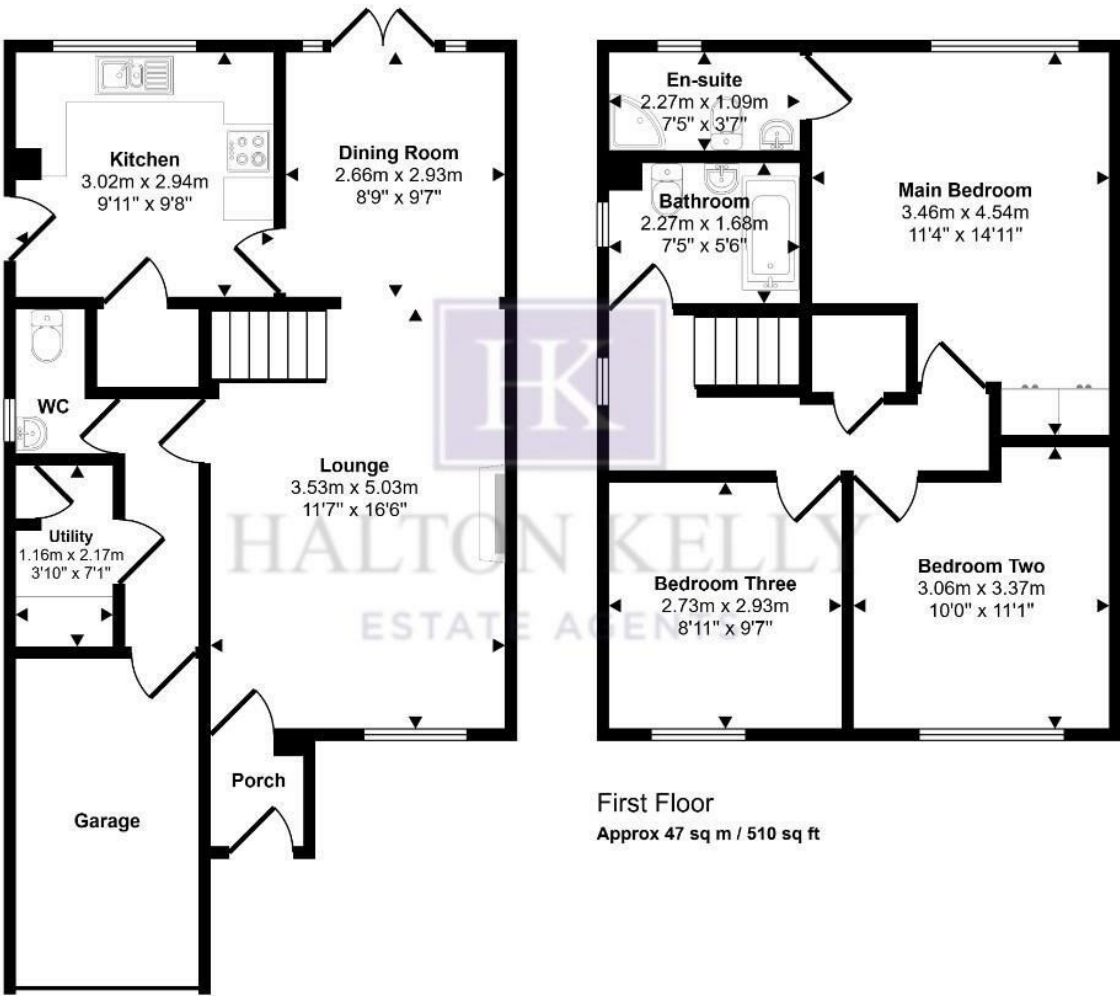
BEDROOM THREE



BATHROOM



Approx Gross Internal Area
103 sq m / 1110 sq ft



First Floor
Approx 47 sq m / 510 sq ft

Ground Floor
Approx 56 sq m / 600 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.