



**18 Archers Green Road
Kingswood, WA5 7XS**

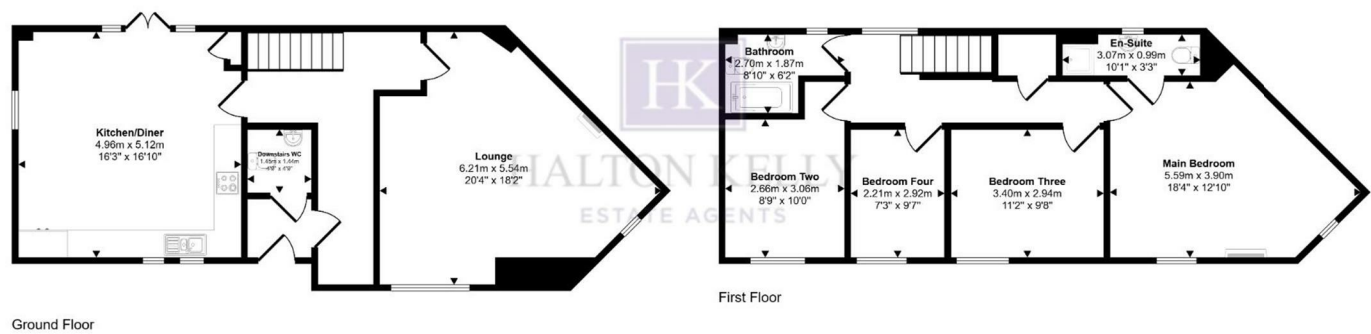
**Offers In The Region Of
£325,000**

BELLWAY Built Semi Detached, LONG LEASEHOLD Title, FOUR Bedrooms, EN-SUITE To Main, Detached DOUBLE GARAGE, DUAL ASPECT Lounge, Spacious KITCHEN/DINER, OVERLOOKS Green Area, Walled REAR GARDEN, SOUGHT AFTER Location.

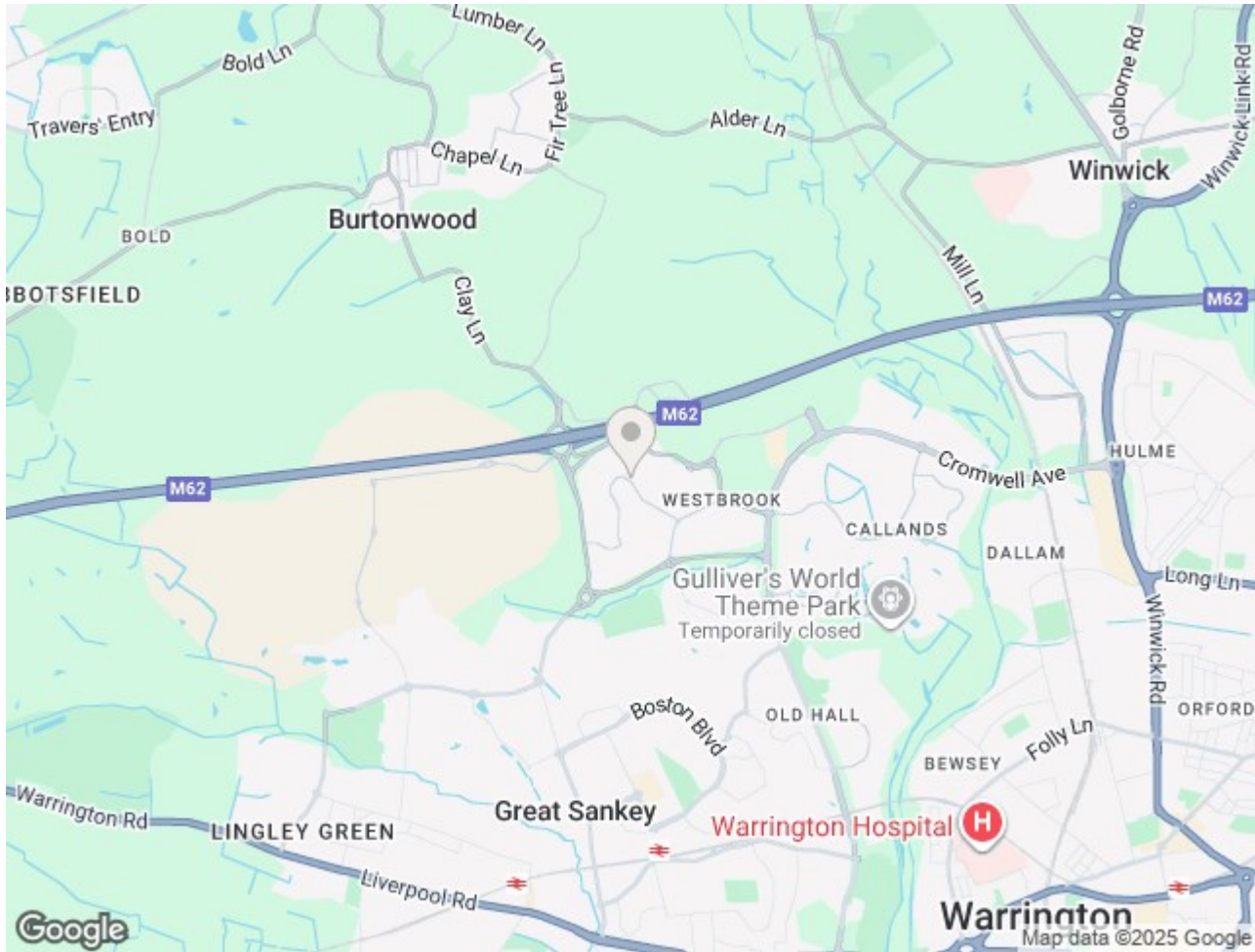
Boasting a nice position on this established development the current owner has had the property since new and it would benefit from some modernisation internally. The location is perfect for a couple or family with amenities/schools close by or if someone wanted as a HMO with it being currently let in a similar way.

The accommodation comprises Entrance Vestibule, Downstairs WC, Entrance Hallway, Dual Aspect Lounge, Kitchen/Diner, Landing, Main Bedroom with En-Suite, Three Further Bedrooms and a Bathroom. Externally there is Detached Double Garage which could be converted or used for storage along with parking in front. There is also an enclosed garden with lawn and decking.

- ENTRANCE VESTIBULE
- ENTRANCE HALLWAY
- LOUNGE
- KITCHEN/DINER
- WC
- LANDING
- MAIN BEDROOM
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM
- OUTSIDE
- GARDEN
- GARAGE



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.

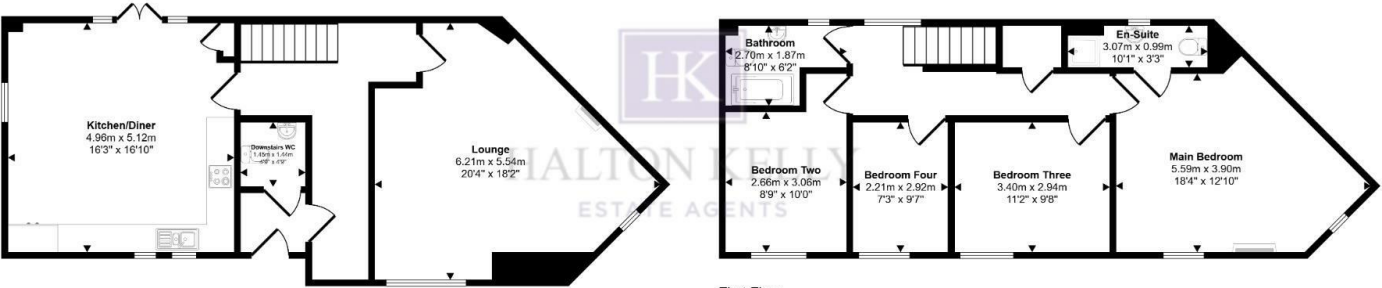


Energy Efficiency Rating

	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 (CO₂) Rating

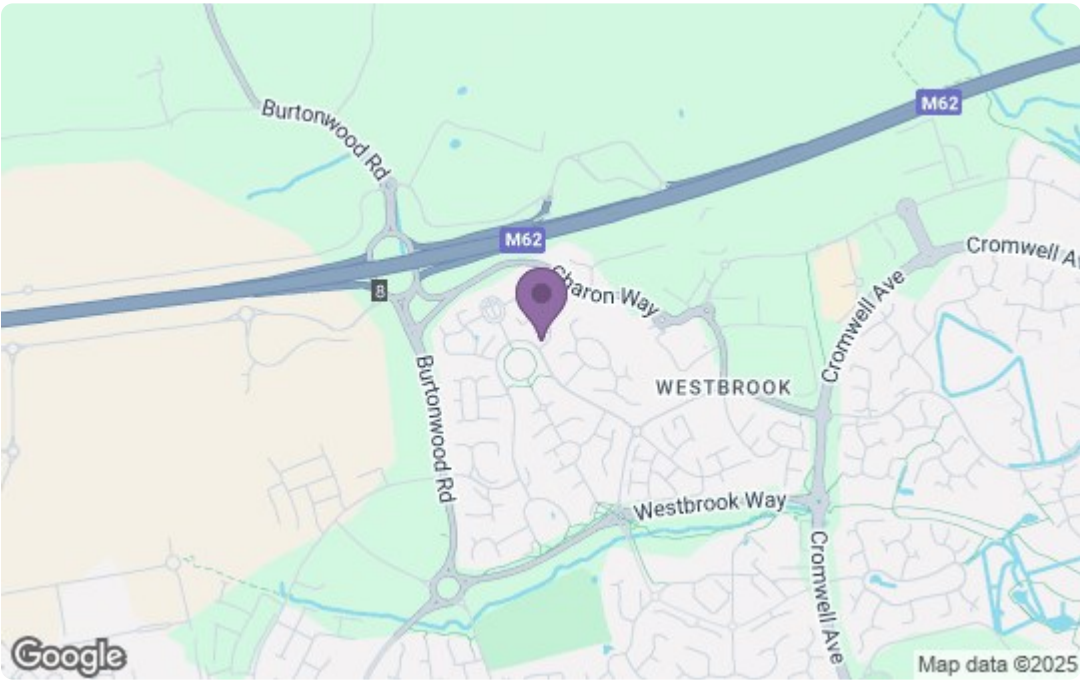
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor

First Floor

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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.