



HUNTERS®
HERE TO GET *you* THERE

Bath Road, Longwell Green

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Asking Price: £550,000

Located within the heart of Longwell Green is this fabulous four bedroom home offering versatile accommodation being sold with no onward chain. Set within easy reach of local schools covering all age ranges as well and nearby shops for your day to day needs as well as easy reach of nearby retail parks offering a wide and varied choice of outlets including supermarkets. Leisure and entertaining facilities include cinema, sports centre with swimming pool and places to eat and socialise.

In its former life, this property used to be The Old Police House but has been changed through the years to be a wonderful family home. Upon approach to the house you will find off street parking with a drive on and drive off driveway for ease and convenience. There is also access to the garage measuring over 23ft in length. The front gardens are beautifully presented with lawn areas and an array of flowerbeds, plants and shrubs offering wonderful kerb appeal. Once inside you will find a sociable kitchen breakfast room boasting modern fitted units and built in appliances. There is a light and airy living and dining room with French doors allowing access to the rear garden. There is also a further reception room which could be a delightful family garden room or used as a ground floor bedroom. Finally on the ground floor is a practical utility room and handy cloakroom. On the upper floor you will find three generous size double bedrooms, single bedroom, bathroom and shower room. The rear garden is picturesque with a large patio and lawn area with flowerbeds, shrubs and plants, ideal for entertaining family and friends. There is also a vegetable patch perfect for growing your own.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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GROUND FLOOR

HALL

Double glazed door to front elevation and storm porch, tiled flooring and ceiling light.

KITCHEN BREAKFAST ROOM

5.18m (17' 0") x 3.33m (10' 11")

Kitchen offers a wide selection of wall and base units with granite work surfaces and splash backs, stainless steel under slung sink and drainer with mixer tap, induction hob with stainless steel cooker hood, built-in double oven, integrated dishwasher and integrated fridge. Other room features include double glazed box bay window to front elevation, tiled flooring, cupboard housing 'Vaillant' boiler, ceiling light and radiator.

UTILITY ROOM

3.51m (11' 6") x 2.79m (9' 2")

Wall and base units with work surfaces incorporating a stainless steel sink and drainer with taps over, space for washing machine, space for tumble dryer and space for freezer. Other room features include double glazed window, double glazed door leading to rear garden, tiled walls and flooring, ceiling light and radiator.

CLOAKROOM

White suite comprising low level W.C and wash hand basin with vanity under, tiled walls and flooring, opaque double glazed window to side elevation, ceiling light and radiator.

LIVING / DINING ROOM

7.59m (24' 11") x 3.48m (11' 5")

Two set of double glazed French doors leading to rear garden, carpeted flooring, electric fire with surround, ceiling lights, wall lights and radiators.

INNER HALLWAY

Double glazed door and window to front elevation, carpeted flooring, stairs rising to upper floor with storage under, ceiling light and radiator.

ENTRANCE HALL

double glazed door to front elevation, carpeted flooring, built-in storage cupboard, ceiling light and radiator.

FAMILY ROOM / BEDROOM

3.96m (13' 0") x 3.15m (10' 4")

Double glazed box bay window to front elevation, double glazed French doors leading to rear garden, carpeted flooring, ceiling light and radiator.

FIRST FLOOR

LANDING

Double glazed window to front elevation, loft access, carpeted flooring, built-in cupboard and ceiling light.

BEDROOM ONE

3.89m (12' 9") x 3.48m (11' 5")

Double bedroom with double glazed window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

BEDROOM TWO

3.61m (11' 10") x 2.95m (9' 8")

Double bedroom with double glazed window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

BEDROOM THREE

3.61m (11' 10") x 3.00m (9' 10")

Double bedroom with double glazed French doors with Juliette balcony window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

BEDROOM FOUR

2.59m (8' 6") x 2.44m (8' 0")

Versatile room with double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

BATHROOM

3.56m (11' 8") x 2.26m (7' 5")

White suite comprising low level W.C, wash hand basin with vanity and storage shelving, corner spa bath and double shower, tiled walls and flooring, spot lights, radiator and opaque double glazed window to front elevation.

SHOWER ROOM

1.85m (6' 1") x 1.85m (6' 1")

White suite comprising low level W.C, wash hand basin with vanity and corner shower, tiled walls and flooring, ceiling light, chrome towel radiator and opaque double glazed window to front elevation.

EXTERIOR

REAR GARDEN

Laid to patio and lawn with flowerbeds offering a selection of plants shrubs and trees enclosed by wood fence borders and access to greenhouse and vegetable plot.

FRONT GARDEN

Front and side garden laid mainly to lawn with flowerbeds, shrubs and plant enclosed by wall borders with pathways leading to the property.

GARAGE AND PARKING

Garage with up and over door to front and driveway, side door and windows, power points and lighting. Driveway parking with double gates allowing off street parking for numerous vehicles.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 932 5686

OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

Sunday: Closed

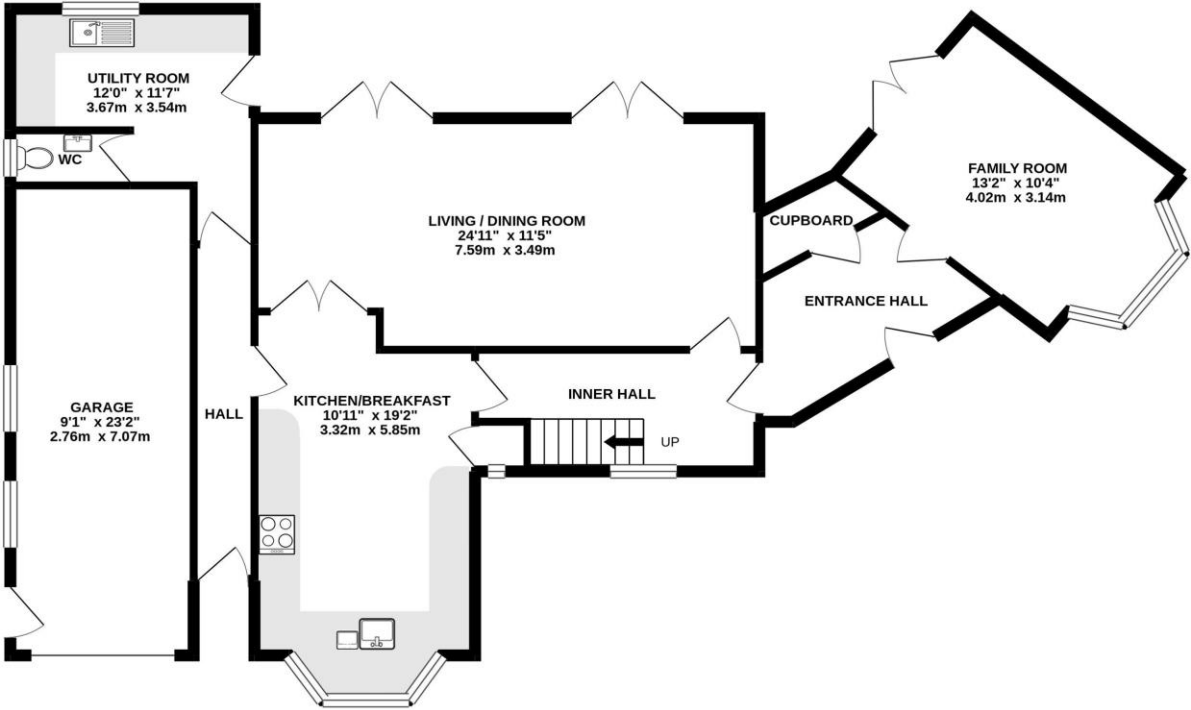
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR



1ST FLOOR

