



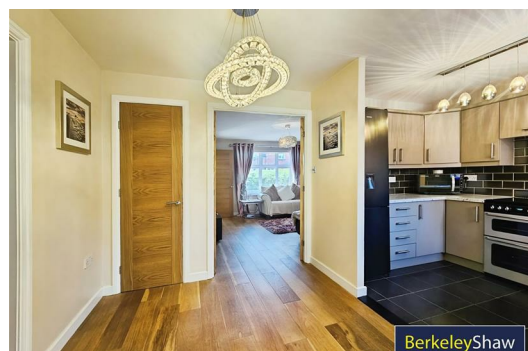
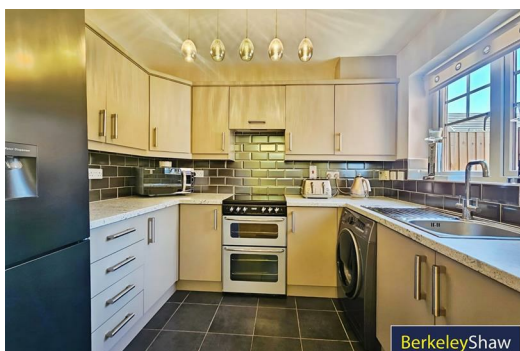
55 Barberry Crescent, Netherton, L30 7RS

£260,000

Berkeley Shaw are delighted to offer for sale this stunning and substantially extended four bedroom semi detached house situated on this most popular estate. Located just off Copy Lane, this home is conveniently positioned to all amenities.

The spacious accommodation briefly comprises; entrance hall, lounge, kitchen/breakfast room, dining room, downstairs shower room, utility room and study. To the first floor there are four bedrooms and a family bathroom. Outside there is a lovely enclosed west facing rear garden and an open plan front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating.

This house is not just a house; it's a home ready for you to move into and make your own. Don't miss out on the opportunity to own a piece of this desirable location in Netherton. Embrace the warmth and comfort this property has to offer - book a viewing today and step into your future!



Entrance Hall

13'4" x 12'7" (4.08 x 3.84)

Front entrance door, radiator, solid oak flooring, stairs to first floor Lounge- uPVC double glazed window to front aspect, electric fire in feature surround, radiator, solid oak flooring, double doors to kitchen/breakfast room

Living Room

13'4" x 12'7" (4.08m x 3.84m)

uPVC double glazed window to front aspect, oak flooring

Kitchen/Breakfast Room

8'11" x 15'7" (2.74 x 4.77)

Modern fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, fridge freezer, washing machine, tiled splashbacks, uPVC double glazed window to rear aspect, understairs cupboard, open to dining room, door to utility

Dining Room

10'4" x 9'3" (3.17m x 2.84m)

uPVC double glazed French doors to rear garden, radiator, solid oak flooring, inset ceiling spotlights, door to shower room

Shower Room

10'4" x 6'9" (3.17m x 2.07m)

Modern downstairs shower room with shower cubicle with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Utility Room

6'6" x 6'11" (2.00m x 2.11m)

Selection of base and wall cabinets with complementary worktops, radiator, solid oak flooring

Study

10'4" x 6'5" (3.17m x 1.98m)

uPVC double glazed window to front aspect, radiator, solid oak flooring

Bedroom One

9'1" x 12'7" (2.789m x 3.847m)

uPVC double glazed window to back aspect and carpeted

Bedroom Two

10'0" x 6'9" (3.061m x 2.08m)

uPVC double glazed window to front aspect

Bedroom Three

6'6" x 18'0" (1.99m x 5.50m)

uPVC double glazed window to front and back aspect and carpeted

Bedroom Four

6'11" x 8'8" (2.11m x 2.65m)

uPVC double glazed window to front aspect and carpeted

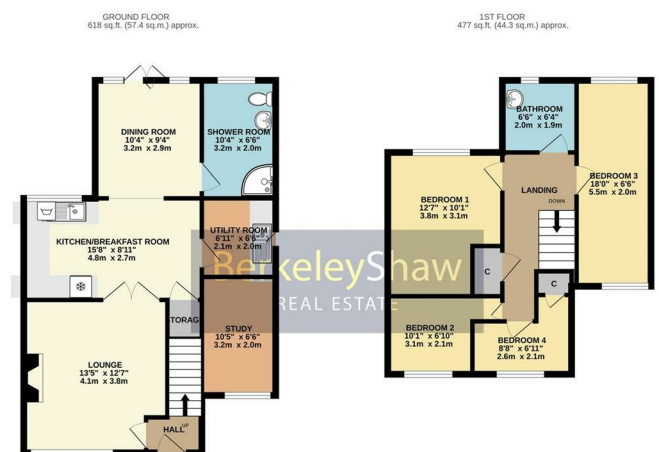
Family Bathroom

6'5" x 6'3" (1.98m x 1.926m)

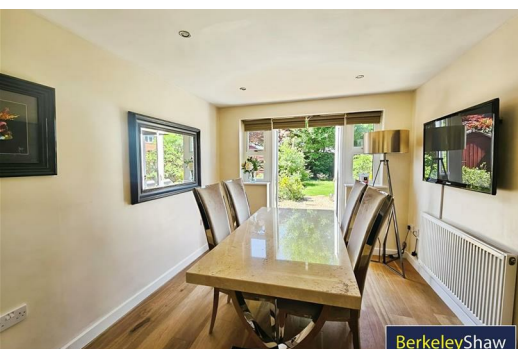
uPVC double glazed window, tiled throughout

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	



TOTAL FLOOR AREA: 1095 sq ft (101.7 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, room and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, symbols and descriptions shown have not been tested and no guarantee is given to the accuracy of the information shown here.
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