



4 Birch Road

Mile End, Coleford, Gloucestershire, GL16 7DW

£250,000



VIRTUAL TOUR AVAILABLEDean Estate Agents are delighted to offer to the market this well presented property located in a popular area of Mile End offering spacious living accommodation with the added benefits of a garage and off road parking. The layout is generous and comprises of two reception rooms including a large lounge/dining room and bright & airy conservatory, the kitchen benefits from plenty of storage with a door leading out to the garden and the separate utility room. There is a handy downstairs cloakroom and a modern contemporary shower room upstairs, while the three bedrooms are generous in size. Located in a quiet cul-de-sac this family home benefits from a low maintenance enclosed front garden and in the rear garden there is a small patio area perfect for garden furniture and consists of a laid to lawn private garden with colourful, vibrant mature shrubs & plants bordering the garden.

The village of Mile End is a lovely area with woodland walks on your doorstep. The nearby town of Coleford has many amenities to include doctors surgeries, schools, independent shops and cafes, a cinema and a library.



Approached via a composite front door into:

Entrance Hallway:

10'2" x 4'11" (3.12m x 1.52m)

Doors to cloakroom, lounge & kitchen, stairs to first floor landing, power & lighting, double panelled radiator, under stairs storage cupboard.

Lounge:

20'11" x 11'0" (6.40m x 3.36m)

Double glazed UPVC window to front aspect, double panelled radiators, TV point, door to kitchen and conservatory, power & lighting, electric fireplace.

Kitchen:

10'5" x 9'10" (3.18m x 3.00m)

A range of eye level and base units, double glazed UPVC window to rear aspect, sink with drainer unit, UPVC door to rear garden, power & lighting, gas hob with extractor fan, gas oven, space for fridge/freezer, double panelled radiator.

Conservatory:

10'11" x 9'9" (3.33m x 2.99m)

Double glazed UPVC windows, door to rear garden, electric heaters.

Cloakroom:

4'9" x 4'7" (1.45m x 1.42m)

W.C., hand wash basin with storage below, lighting, double panelled radiator, frosted UPVC double glazed window.

First Floor Landing:

5'7" x 4'1" (1.72m x 1.27m)

Doors to bedrooms & bathroom, loft access, smoke alarm, power & lighting.

Bedroom One:

13'8" x 8'9" (4.18m x 2.68m)

Double glazed UPVC window to rear aspect, built in mirrored wardrobes, power & lighting, double panelled radiator.

Bedroom Two:

10'1" x 9'11" (3.09m x 3.03m)

Double glazed UPVC window to rear aspect, double fitted wardrobes, power & lighting, double panelled radiator.

Bedroom Three:

10'10" x 7'1" (3.31m x 2.18m)

Double glazed UPVC window to front aspect, power & lighting, airing cupboard housing the boiler, double panelled radiator.

Shower Room:

10'1" x 4'1" (3.09m x 1.26m)

Shower cubicle, W.C., double glazed UPVC frosted window, hand wash basin with wall mounted mirror above with storage beneath, heated towel rail, LED spotlights, extractor fan.

Garage:

16'0" x 8'0" (4.89m x 2.45m)

Up & over door, power & lighting.

Utility Room:

7'8" x 6'8" (2.35m x 2.05m)

Space & plumbing for washing machine, power & lighting, door to rear garden & internal door to garage, wall mounted storage units.

Outside:

As you approach the garden you are met with a small patio area perfect for garden furniture, access to the utility room and a sheltered walk way leading to the garage door and front of the property. The rear garden consists a laid to lawn private garden with colourful, vibrant mature shrubs & plants bordering the garden. There is a wooden shed & a small greenhouse.

The gated access from the front leads onto a block paved driveway for two vehicles and there is a pathway to the front door. The low maintenance front garden is level with chippings, patio and a variety of flowers and plants in different borders. The front garden is enclosed with fencing.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

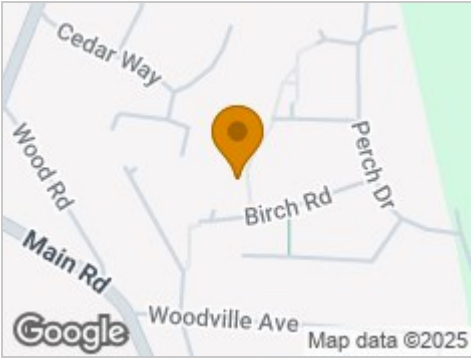
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

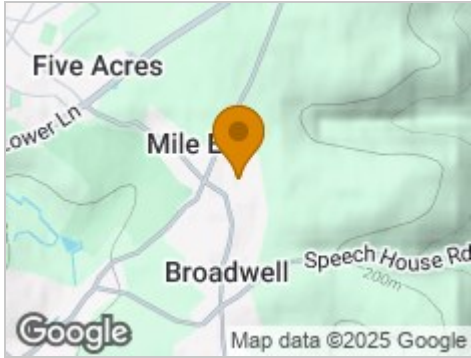
Road Map



Hybrid Map



Terrain Map



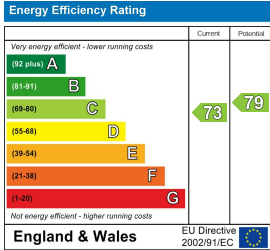
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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