



One Bedroom End of Terrace House with Garden & Allocated Parking

This one bedroom end of terrace house is tucked away in a quiet close. The property has a bright and airy living room. The fitted kitchen has a washing machine, a cooker with gas hob and a slimline dishwasher. A spiral staircase leads up to the dual aspect master bedroom with fitted wardrobe cupboard, and the family bathroom. Outside there is a private enclosed garden which is mainly laid to lawn with a decked area and shed. The house has an allocated parking space. Gas central heating, double glazing throughout, EPC band C. Council tax band B. No chain. Viewing highly recommended.





ACCOMMODATION

Living Room 17' 5" x 13' 1" (5.3m x 4m)

The living room has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve, a TV point, and space for a table and chairs. A spiral staircase leads up to the first floor.

Fitted Kitchen 6' 11" x 6' 2" (2.11m x 1.88m)

The fitted kitchen has a double glazed window that overlooks the garden. There is a sink with mixer tap, a washing machine and a slimline dishwasher. The cooker has a four ring gas hob and there is an undercounter fridge. The room has a number of wall and base kitchen cupboards providing plenty of storage.

Master Bedroom 13' 1" x 10' 2" (4m x 3.1m)

The dual aspect master bedroom has two double glazed windows and a fitted wardrobe cupboard. There is a radiator and a loft hatch.

Family Bathroom 7' 0" x 6' 4" (2.14m x 1.93m)

The family bathroom has a full length bath with electric shower over, a WC, a pedestal basin and a wall mounted mirror. There is an extractor fan, a frosted double glazed window, a radiator and a storage cupboard.

Garden

The East facing garden is mainly laid to lawn. There is a patio, an area of decking and a shed.

Location

The property is tucked away in a quiet close. Lovely walks are available in nearby Barnetts Wood. Local primary schools include St Matthews C of E and St Johns C of E. High Brooms mainline station is a 17 minute walk. The local shops at High Brooms are a 10 minute walk away. Asda Supermarket is just over 2 miles away.

Allocated Parking

The property has an allocated parking space that is large enough to take a long vehicle.

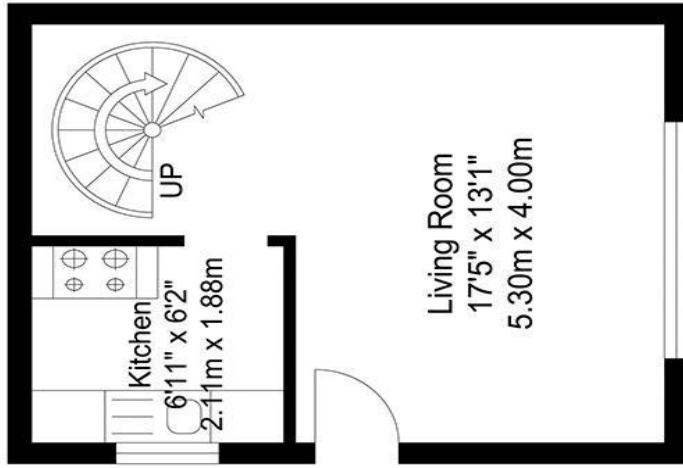
EPC & Council Tax

Energy Performance Certificate band C. Council tax band B, £1737.50 for 2024-25.

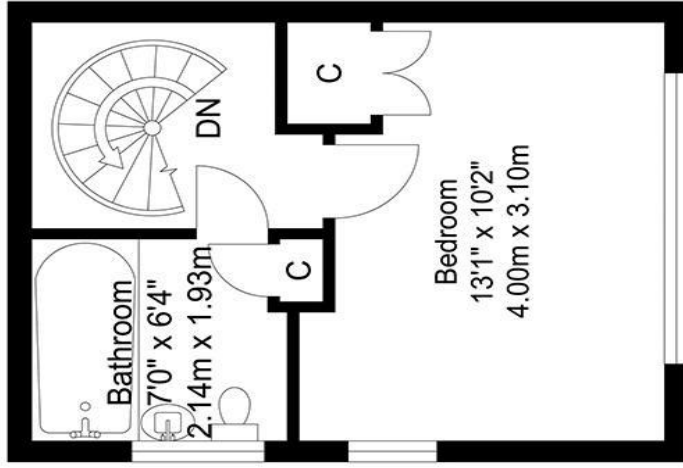




FLOOR PLAN



Ground Floor
Approximate Floor Area
228.19 SQ.FT.
(21.20 SQ.M.)



First Floor
Approximate Floor Area
228.19 SQ.FT.
(21.20 SQ.M.)



TOTAL APPROX FLOOR AREA 456.38 SQ. FT / 42.40 SQ. M
For Identification Purposes Only.

IMPORTANT NOTICE

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