



Alianore Road, offers in the region of £300,000

- Immaculate Three-Bed
- Easy commute to M4, M5, M48
- Walking distance to schools
- Open Plan Kitchen-Dinner
- Council Tax: D
- EPC Rating: C



3 1 1



About the property

Introducing this immaculate semi-detached home, presented in a highly sought-after location with excellent access to nearby schools and convenient commuting options to the M4, M5, and M48 motorways. Ideal for first-time buyers and families alike, this stylish property is thoughtfully designed with comfortable and modern living in mind. The home boasts two spacious reception rooms, perfect for relaxing or entertaining guests. The open-plan kitchen is a true highlight, featuring a contemporary Sigma 3 design complemented by premium Bosch appliances, including a double oven—one of which is a combination oven and microwave. The kitchen tap, a Rangemaster Cruciform Spa Filter Mixer Tap in brushed chrome, ensures filtered water at your fingertips, while the BLANCO kitchen sink adds a touch of luxury and practicality.

There are three generous bedrooms, offering flexible accommodation to suit family needs or home-working arrangements. The bathroom is equipped with a premium Merlin shower enclosure, lifelong water-sealing system, and thermostatic Grohe precision fittings, alongside a dual-control radiator for optimal warmth throughout the year. Energy efficiency is addressed with an EPC rating of C, and council tax falls within band D. Practical benefits include ample parking and a versatile workshop/garage—ideal for hobbies or additional storage. Open-plan living enhances the sense of space and natural light, ensuring a welcoming, contemporary atmosphere throughout.





Accommodation

Kitchen

11' 7" x 8' 5" (3.53m x 2.57m)

Dinning Room

9' 2" x 8' 6" (2.79m x 2.59m)

Living Room

13' 5" x 10' 5" (4.09m x 3.17m)

Work Room

16' 2" x 8' 4" (4.93m x 2.54m)

Bedroom One

12' 7" x 9' 4" (3.84m x 2.84m)

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

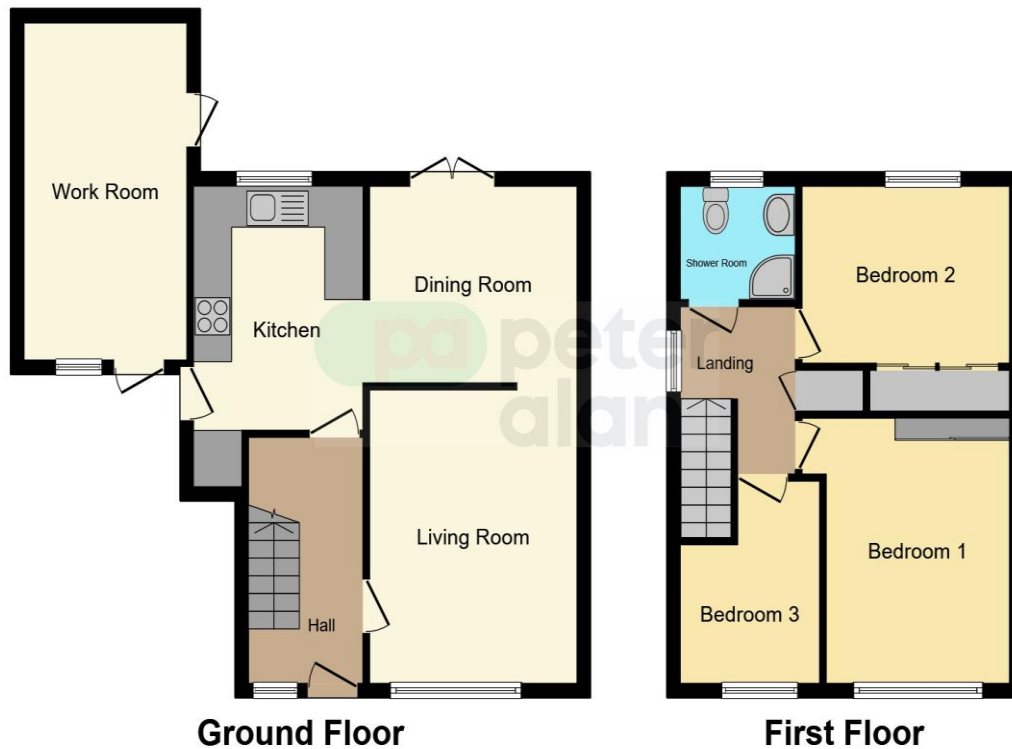
Shower Room

5' 9" x 5' 4" (1.75m x 1.63m)

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let