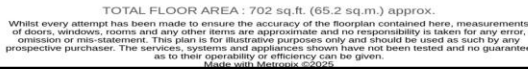


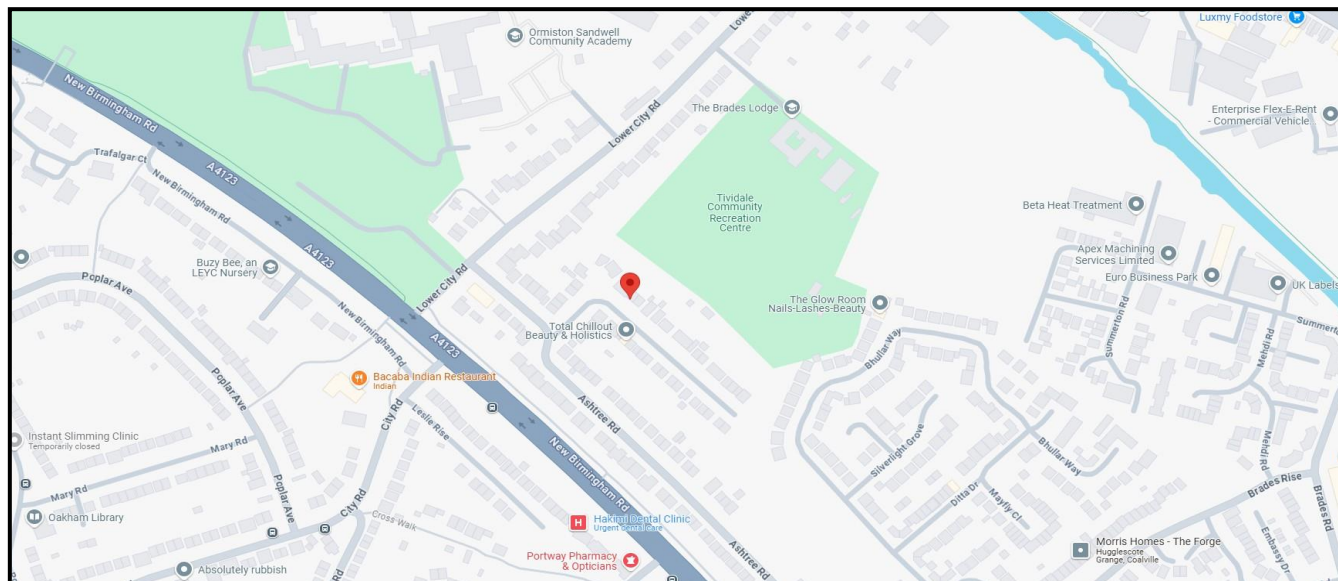
Estate Agents

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Offers in Excess of £250,000

Band: D. Admin Fees May Apply.



Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Approach	The property is approached via a tarmacadam front driveway allowing off road parking leading to front entrance porch door, up and over garage door and side gate providing access to rear garden.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, gas central heating radiator, door to storage cupboard, doors leading into both bedrooms, lounge, fitted kitchen and bathroom.
Lounge	17' 9" x 10' 11" (5.40m x 3.32m) Having ceiling light point, power point, gas central heating radiator, double glazed bay window to rear elevation and feature fireplace with brick surround.
Fitted Kitchen	10' 9" x 8' 4" (3.28m x 2.54m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiling to walls and floor and door leading to side leading to garden.
Bedroom One	14' 7" x 9' 11" (4.44m x 3.03m) Having ceiling light point, power point, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	11' 7" x 10' 0" (3.53m x 3.04m) Having ceiling light point, power point, gas central heating radiator, fitted wardrobes and double glazed window to front elevation.
Bathroom	8' 2" x 7' 0" (2.50m x 2.14m) Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, bathroom suite comprises of panel bath with thermostatic shower and shower head attachment above, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and linoleum flooring.
Garden	The rear of the property comprises of paved pathway leading to lawned area, planters to sides with mature shrubs and bushes, further paved area and fencing to its perimeters.
Garage	Having up and over garage door and door leading to rear.