





**SUPERB TRADITIONAL MID TERRACED HOUSE WITH THREE BEDROOMS OVERLOOKING GROVE PARK IN WHEATLEY HILLS.** This beautiful property has plenty of character with beams to the ceiling and is sure to impress all purchasers with a fantastic position on a private road. Nicely presented throughout, this family home briefly comprises of generous entrance area, living/dining room, kitchen, rear entrance hall, downstairs WC, stairs to the first floor landing, three lovely spacious bedrooms, separate WC, bathroom, garage at the rear providing off street parking, plus front and rear gardens. **GREAT VIEWS!**



#### **ENTRANCE HALL**

9' 10" x 15' 3" (3.00m x 4.67m) This beautiful home is accessed via the side facing single glazed door leading to the

spacious entrance area with stairs to the first floor, under stairs storage cupboard, beams to the ceiling, front facing double glazed window, alarm system, door to the kitchen and the reception room.

### LIVING/DINING ROOM

12' 4" x 20' 11" (3.78m x 6.38m) Superb reception space for a family ideal for living and dining with views over the park to the front via the front facing double glazed window, rear facing double glazed French doors to the garden, radiator, picture rail, coving to the ceiling, coal effect gas feature fire and a decorative surround.

### KITCHEN

9' 10" x 9' 9" (3.02m x 2.99m) Fabulous modern kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan, single electric oven, space for a fridge/freezer, plumbing for a washing machine, partially tiled walls, laminate flooring, radiator, open access to the rear hall and a rear facing double glazed window.

### REAR ENTRANCE HALL

3' 9" x 4' 7" (1.16m x 1.42m) With side facing double glazed frosted door to the garden, door to the WC, storage cupboard and laminate flooring.

### WC

3' 6" x 5' 11" (1.09m x 1.82m) Benefitting from a low flush WC, heated towel radiator, wash hand basin within a vanity unit, laminate flooring and side facing double glazed frosted window.

### STAIRS

Leading from the entrance hallway to the first floor landing.



### LANDING

2' 7" x 9' 3" (0.80m x 2.82m) Providing access to all bedrooms, WC, bathroom and also benefits from beams to the ceiling and a radiator.

### BEDROOM

12' 3" x 10' 6" (3.75m x 3.21m) Fantastic double bedroom with views over the park via the front facing double glazed window, fitted wardrobes/dressing area and beams to the ceiling.







### **BEDROOM**

12' 4" x 10' 1" (3.78m x 3.09m) Further spacious bedroom overlooking the garden via the rear facing double glazed window, radiator and further beams to the ceiling.

### **BEDROOM**

9' 10" x 11' 8" (3.01m x 3.57m) Third double bedroom with front facing double glazed window, radiator, beams to the ceiling and storage cupboard above the stairs.

### **WC**

2' 7" x 4' 0" (0.79m x 1.22m) Comprising of low flush WC, tiled walls and rear facing double glazed frosted window.



### **BATHROOM**

6' 11" x 9' 10" (2.12m x 3.02m) Nicely presented spacious bathroom with separate shower cubicle, electric shower unit, wash hand basin within a vanity unit, bath, heated towel radiator, tiled walls, two storage cupboards and a rear facing double glazed frosted window.

### **FRONT GARDEN**

Lawned front garden with surrounding shrub/flower beds, fenced enclosure and a front access gate from the private road.

### **REAR GARDEN**

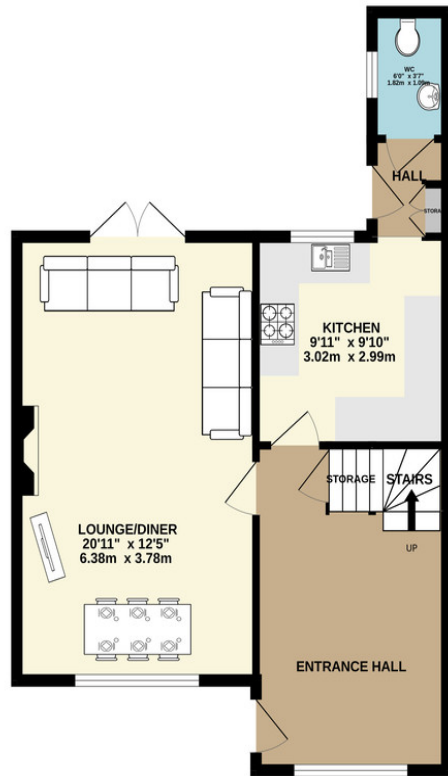
Lovely private rear garden with mature shrub beds, central lawn, paved patio, path leads to rear access gate and the garage.

### **GARAGE**

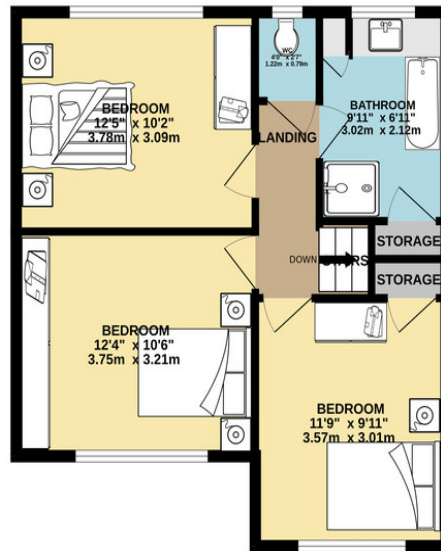
Located at the rear of the property with gated access to the private lane, plus off street parking is available in front of the garage.



GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		