





THIS DELIGHTFUL FAMILY HOME IN WHEATLEY HILLS OFFERS A LOFT CONVERSION AND BEAUTIFUL LARGE REAR GARDEN. Positioned on a sought after road within Wheatley Hills, this is sure to be a popular one with purchasers. Although in need of some modernisation, this house provides an opportunity to update the fixtures and fittings to your own taste and create a spacious home with excellent reception space and four bedrooms. The property briefly comprises of entrance porch, entrance hallway, living room, separate dining room, breakfast room, kitchen, stairs to the first floor landing, three first floor bedrooms, bathroom, separate WC, stairs to the loft bedroom, front/rear gardens, driveway and a garage. GREAT BUY AND AVAILABLE WITH NO CHAIN.

ENTRANCE PORCH

2' 0" x 7' 4" (0.62m x 2.24m) This beautiful home is accessed via the front facing double glazed French doors to the porch and two front facing double glazed windows as part of the feature arch.

ENTRANCE HALL

7' 1" x 13' 3" (2.18m x 4.05m) Accessed via the porch with front facing single glazed frosted door, two front facing single glazed frosted windows, radiator, coving to the ceiling, dado rail, telephone point and stairs to the first floor.

LIVING ROOM

11' 10" x 13' 3" (3.62m x 4.06m) Fantastic bright reception room with front facing double glazed bay window, radiator, coving and gas fire.

DINING ROOM

12' 6" x 12' 7" (3.83m x 3.85m) Further spacious reception room currently utilised as a dining room, with rear facing double glazed half bay window, radiator, coving and feature electric fireplace.

BREAKFAST ROOM

6' 7" x 9' 2" (2.03m x 2.81m) Ideal breakfast room with access to the kitchen, side facing double glazed window, radiator, two storage cupboards and further storage space beneath the stairs.

KITCHEN

11' 11" x 7' 7" (3.65m x 2.33m) Positioned at the rear of the property with a range of fitted cabinetry at base level, with work surfaces incorporating a single bowl sink with drainer unit, partially tiled walls, space for a freestanding cooker with gas hob, plumbing for a washing machine, radiator, floor mounted boiler unit, side facing double glazed frosted



door to the driveway, side and rear facing double glazed windows.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 10" x 8' 5" (2.40m x 2.58m) Side facing double glazed window, dado rail, storage cupboard and fire door to the loft stairs.







BEDROOM

12' 10" x 11' 10" (3.93m x 3.63m) Fabulous double bedroom with front facing double glazed bay window, radiator, fitted wardrobes and sliding doors.

BEDROOM

12' 7" x 9' 11" (3.86m x 3.03m) Further double bedroom with rear facing double glazed window, radiator and storage cupboard.

BEDROOM

7' 9" x 6' 5" (2.38m x 1.98m) Single bedroom with front facing double glazed bay window and a radiator.

WC

2' 8" x 4' 3" (0.82m x 1.31m) Benefitting from a WC, radiator and side facing double glazed frosted window.

BATHROOM

5' 11" x 6' 7" (1.82m x 2.02m) Comprising of a wash hand basin, bath with glass shower screen mounted above, shower unit, partially tiled walls, radiator, wood panelled ceiling, storage cupboard and rear facing double glazed frosted window.

STAIRS TO LOFT

The fire door leads to the loft stairs, providing access to the loft bedroom.

LOFT BEDROOM

12' 4" x 11' 10" (3.77m x 3.63m) Further bedroom space has been created in the loft space with front facing double glazed window and storage available in the other loft space.

FRONT GARDEN

Paved area with mature shrub and bush beds.

DRIVEWAY & GARAGE

Double gates lead to the paved driveway to the side of the property leading to the garage at the rear with up and over door. Off street parking is available to the front and side.

REAR GARDEN

Large rear garden with the majority lawned, surrounding shrub beds, mature bushes/trees, rear paved patio, paved path, greenhouse and a shed included.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements