



## 37 Salcombe Grove

, Coseley, WV14 8RG

**£250,000**



EXTENDED 3 Bed Semi Detached Property in an IDEAL cul-de-sac location with Detached Garage and Loft Room. Tucked away (yet close to local amenities) the property offers Light and Airy 'L' shaped lounge, Lovely Kitchen (with Dining Area), Bar/Office Area, Separate Store Area, 3 Bedrooms, Bathroom and a Loft Room (with ladder access). With an enclosed garden to rear - viewing is HIGHLY RECOMMENDED



## Property Description

This EXTENDED 3 Bedroom Semi Detached Property offers an abundance of space and being in the very corner offers the potential for further development should the buyer wish (subject to planning and building regulation)

IDEALLY located in this quiet cul-de-sac and yet close to local amenities, schools and transport network the property offers as follows :-

Entrance into a welcoming porch area

'L' Shaped Lounge - Light and Airy with window to the front and patio doors to rear as well as having feature fireplace

Extended Kitchen / Diner - Modern Kitchen having an abundance of worktop space, wall and base units with Dining Area to the Far End

Bar / Office Area - Offering additional living space which can be tailored to the buyer's needs - currently a bar area but could equally be used as an office / child's playroom etc

Store Area - Extra Space that again can be utilised to the buyer's needs

Bedroom 1 - Double Bedroom to the front of the property

Bedroom 2 - Double Bedroom to the rear of the property with views of fields beyond

Bedroom 3 - to the front of the property

Bathroom - Having Bath, WC and Wash Hand Basin (with shower over bath)

Loft Room (with ladder access) ideal as play area . store area or even office space

Outside there is a Detached Garage with roller shutter doors as well as an enclosed Garden.

A LOVELY property that demands closer inspection

## Porch Area

### 'L' Shaped Lounge

20'0" (max) by 16'10" (max) (6.12 (max) by 5.14 (max))

### Kitchen

20'8" by 8'2" (6.3 by 2.5)

### Bar / Office Area

11'5" by 10'0" (3.5 by 3.05)

### Store / Gym

9'6" by 9'2" (2.92 by 2.80)

### Bedroom 1

10'7" by 9'11" (3.24 by 3.04)

### Bedroom 2

9'0" by 10'8" (2.76 by 3.26)

### Bedroom 3

6'7" by 7'8" (2.01 by 2.34)

### Bathroom

5'10" by 6'0" (1.78 by 1.84)

### Loft Room

### Detached Garage

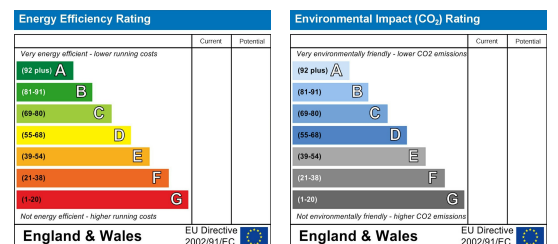
## Area Map



## Floor Plans



## Energy Efficiency Graph



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