



## 41 Greenwood Road, Blackwood NP12 1EX

Offers in the region of £275,000

**\*\*EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING\*\* FANTASTIC SOUGHT AFTER LOCATION\*\***

Parkmans are delighted to offer for sale this extremely well presented extended semi detached house situated in the sought after location of Greenwood Road. The property offers generous size family living with a large lounge and dining room, separate sitting room, large fitted kitchen with integrated appliances and a ground floor cloakroom/wc.

To the first floor are four good size bedrooms - three of which are good size doubles and master with en-suite shower room and family bathroom. There is a further loft room which is currently used as a bedroom. The property has been well maintained and improved throughout and further benefits from UPVC double glazing and gas central heating.

Externally the rear garden is approximately 150ft long with plenty of space for entertaining and enjoyment with a patio and separate decked area, covered with a Pergoda, this leads to the well laid lawn with variety of trees and shrubs, all enclosed, private and level. To the front the extended driveway offers off road parking for approximately 3/4 vehicles and also benefits from a large garage/workshop.

Situated on Greenwood Road opposite the Showfield, this is a popular sought after area, properties do not come up for sale very often here and provides easy access to local amenities, schools, shops and Blackwood town centre. We recommend getting in early to view this one, as it will not be around for long.





**Entrance Porch**

UPVC double glazed front door, UPVC double glazed window to side, plaster walls and ceiling, tiled floor, door to entrance hall.

**Entrance Hall**

Plaster walls with coving, radiator, stairs to first floor, carpeted.

**Lounge**

12'4" x 17'0" (3.76 x 5.19)

UPVC double glazed window to front, parquet style wood effect flooring, radiator, power points, coal effect gas fire in wood surround, papered walls, arch to dining room.

**Dining Room**

8'7" x 16'11" (2.62 x 5.16)

UPVC double glazed French doors leading to rear garden, parquet style wood effect flooring, radiator, power points, papered walls.

**Sitting Room**

10'2" x 18'2" (3.12 x 5.55)

UPVC double glazed window to front, wood effect flooring, radiator, power points, coal effect electric fire in wood surround, papered walls, built in unit, under stairs storage cupboard.

**Kitchen/Breakfast Room**

11'3" x 16'2" (3.45 x 4.94)

Large fitted kitchen with a range of gloss base and wall units, larder units and freestanding island, work surfaces over, inset bowl and a half ceramic sink with mixer tap, includes a range of integrated appliances with eye level double oven, washer/dryer, and dishwasher, 5 ring gas hob with extractor above, plaster walls and ceiling, splash back tiling, power points, radiator, tiled floor.

**Rear Lobby**

UPVC double glazed door to side, radiator, power points.

**Cloakroom/WC**

UPVC double glazed obscured window to rear, concealed cistern wc, vanity wash hand basin in unit with mixer tap, tiled splash back, tiled floor.

**Landing**

Plaster walls, storage cupboard housing boiler, carpeted, stairs to loft room.

**Bedroom 1**

11'6" x 16'3" (3.52 x 4.97)

UPVC double glazed window to rear, papered walls, radiator, power points, carpeted, fitted wardrobes.

**En-Suite**

Step in shower cubicle, inset vanity wash hand basin in unit, low level WC, half tiled walls, heated towel radiator, tiled floor.

**Bedroom 2**

10'4" x 11'2" (3.16 x 3.42)

UPVC double glazed window to front, plastered walls, radiator, power points, carpeted, fitted wardrobe.

**Bedroom 3**

8'11" x 11'2" (2.74 x 3.42)

UPVC double glazed window to front, plastered walls, radiator, power points, carpeted.

**Bedroom 4**

8'4" x 7'0" (2.56 x 2.14)

UPVC double glazed window to side, plastered walls, radiator, power points, laminate flooring, fitted wardrobe.

**Bathroom**

8'8" x 5'1" (2.66 x 1.56)

UPVC double glazed obscured window to rear, panel bath with shower over, pedestal wash hand basin, low level WC, UPVC double glazed obscured window to rear, half tiled walls, heated towel radiator, plaster walls, vinyl flooring.

**Loft Room**

19'4" x 13'5" (5.90 x 4.09)

X2 Skylights, papered walls, under eaves storage, radiator, wood laminate flooring.

**External**

To the front: Hedgerow, gated driveway providing ample off road parking for approximately four vehicles and covered car port.

To the rear: Approximately 150ft enclosed garden comprising of a large patio area, generous decked area, further covered decked area with Pergoda, laid lawn with a variety of shrubs and trees.

Large garage/workshop.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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