



King & Co.

11 BLYTON GROVE, BIRCHWOOD, LN6 3NQ
£215,000





INFORMATION

- Council Tax Band - B
- EPC - C70
- Construction - Insulated cavity
- Tenure - Freehold
- Parking - Drive way and single garage

The property is located in the popular Birchwood area. Accessed by a pebbled driveway to the front door leading into;

FRONT PORCH

With cloak hooks, door leading to;

LOUNGE - 14' 4" x 13' 8" (4.39m x 4.18m)

With under-stairs area, laminate flooring, radiator and bay window to front elevation.

KITCHEN/DINER - 14' 4" x 8' 2" (4.39m x 2.51m)

With range of base and wall units, partially tiled walls, Vinolay flooring, patio doors to rear garden. Also having plumbing for an automatic washing machine, stainless steel sink and drainer unit with mixer taps over sink, 4 ring electric hob integrated into work surface.



The kitchen also benefits from a breakfast bar and blinds to window and door. The boiler is also mounted on the wall in the kitchen.

Stairs leading to first floor landing

BEDROOM 1 - 11' 8" x 7' 11" (3.58m x 2.42m)

With window to front elevation, fitted carpet and radiator.

BEDROOM 2 - 10' 2" x 7' 4" (3.11m x 2.24m)

With window to rear elevation, fitted carpet and radiator

BEDROOM 3 - 8' 7" x 6' 1" (2.63m x 1.87m)

With window to front elevation, access to loft space, fitted carpet and radiator.



BATHROOM - 6' 9" x 6' 9" (2.08m x 2.07m)

With pedestal wash basin, panelled bath, low slung WC, electric shower, fully tiled walls and Vinolay flooring.

GARAGE

The property benefits from a single garage with up and over door with power connected.

OUTSIDE

Rear 'L' shaped garden comprises of a block paved area just outside of the patio doors, with most of the garden being laid to lawn and having small borders with various shrubs.

Pebbled driveway to front with small lawned area, with mature shrubs.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.






TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

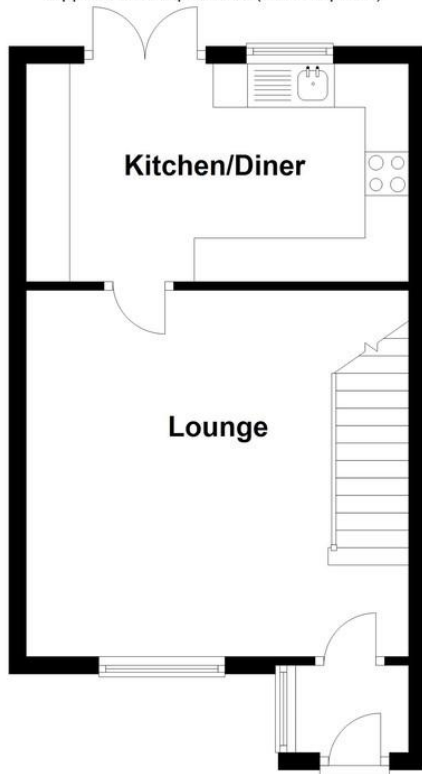
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

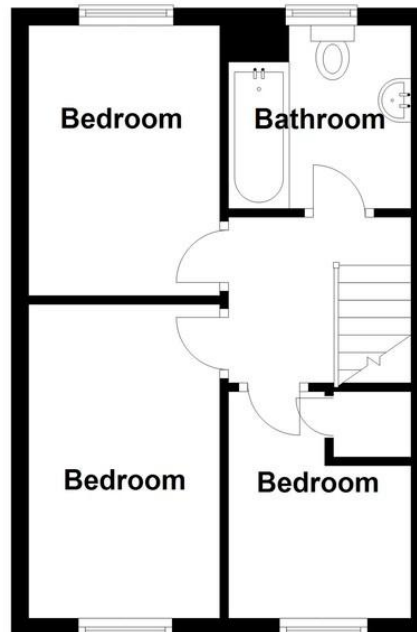
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



Ground Floor
Approx. 31.4 sq. metres (337.4 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 59.2 sq. metres (636.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.