





A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY, WHICH HAS BEEN VASTLY MODERNISED OVER RECENT YEARS!!

This well presented three bedroom semi-detached property is set in the convenient district of Lakeside, has been vastly improved/modernised over recent years, comprises; front reception room, second reception room, modern fitted kitchen, modern ground floor bathroom, three bedrooms and garden to the rear. Viewing is advised. An estimated rental potential of £900 PCM!!!

EPC Rating- D.  
Council Tax Band- A.  
Tenure- Freehold (subject to solicitor verification).

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



**Approach**

Pathway leads up to main front entrance leading directly into;

**Reception One**

12'5" max x 11'1" max (3.80m max x 3.40m max )

Leads through to;

**Reception Two**

12'5" max x 11'5" max (3.80m max x 3.50m max )

This room incorporates the stairs leadin off to the first floor landing, door leads into;

**Kitchen**

12'5" max x 6'2" max (3.80m max x 1.90m max )

With door at the side leading out to the rear garden, and further door leads into;

**Bathroom**

7'6" max x 6'2" max (2.30m max x 1.90m max )

**First Floor Landing**

Doors lead off to;

**Bedroom One**

12'5" max x 11'1" max (3.80m max x 3.40m max)

**Bedroom Two**

11'5" max x 7'2" max (3.50m max x 2.20m max )

**Bedroom Three**

12'9" max x 6'6" max (3.90m max x 2.00m max)

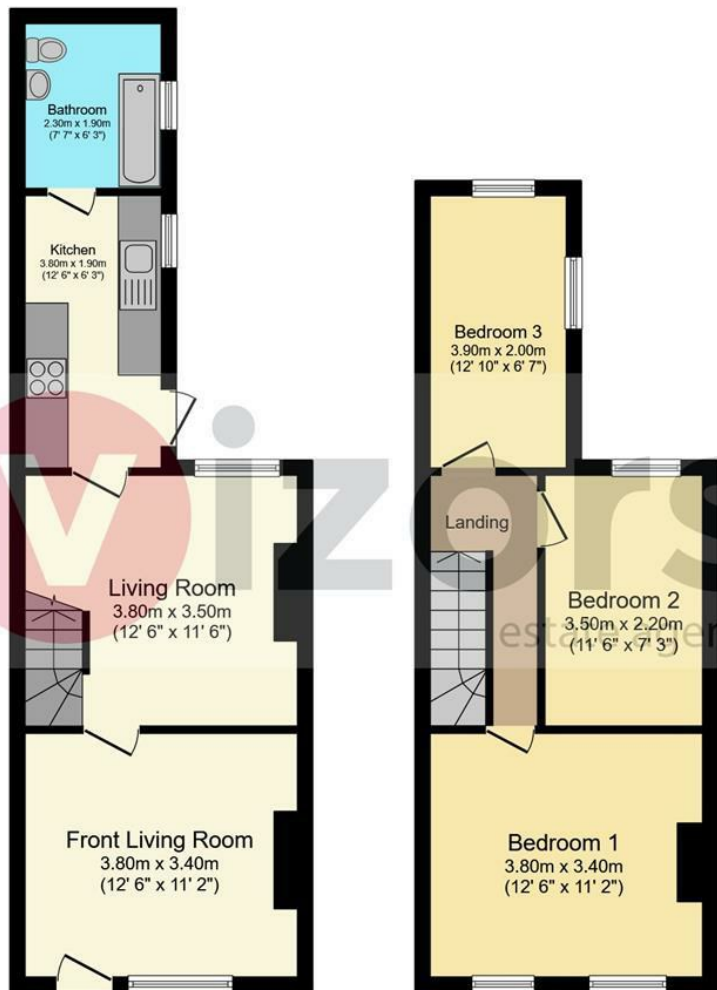
**Rear Garden**

An initial paved area with mostly lawn/turf beyond.

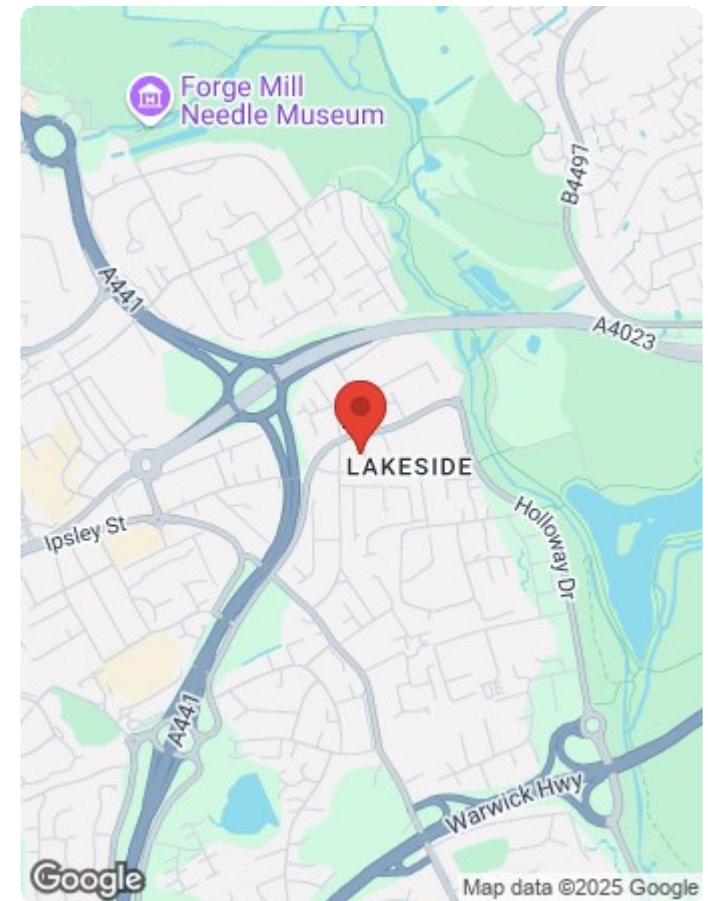








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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