



**GINGER COW**  
ESTATE AGENTS

01234 860215

## Tawny Avenue, Wixams

£340,000

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\*\*\*CHAIN FREE\*\*\*

Situated in the popular Willow Grove development, this modern three-bedroom semi-detached home offers stylish and comfortable family living. The ground floor features a bright entrance hall, cloakroom WC, a generous lounge, and a contemporary kitchen/diner that opens onto the rear garden. Upstairs, the master bedroom benefits from its own en-suite, accompanied by a further double bedroom, a well-sized single, and a sleek family bathroom.

The enclosed rear garden has been landscaped with artificial lawn and patio areas for low-maintenance outdoor enjoyment. The property also provides convenient parking, including one space within a car port and a second space positioned directly behind it.



Floor Area: 829 sq. ft.

Tenure: None

Service Charge: £0 per annum

Ground Rent: £0 per annum

