



26 WELHAM MANOR, WELHAM GREEN AL9 7EL

Guide Price £460,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A truly stunning two double bedroom, two bathroom terraced house which has been extended and modernised to provide luxury living space throughout. Accommodation comprises entrance porch, fabulous fully integrated kitchen with island open plan to reception area and dining area to rear with double doors to garden making it ideal for entertaining. To the first floor the master bedroom enjoys en suite facilities and walk in wardrobe with a further double bedroom to rear with Juliet balcony enjoying far reaching countryside views and family bathroom. The property has a private drive with parking for two vehicles with side pedestrian access to rear. The rear garden has been landscaped with patio, two brick built storage sheds, BBQ area backing directly onto open countryside enjoying a southerly aspect.





Property Features

- Luxury Open Plan Living Space
- Dining Area: 10'4 x 9'6
- Bedroom One: 13'2 x 10'0
- En-Suite Shower Room
- Luxury Bathroom
- Living Area: 12'5 x 8'0
- Kitchen: 15'10 x 12'5
- Walk in Wardrobe
- Bedroom Two: 10'8 x 10'0
- 50ft South Facing Garden with Out Buildings

Agents Notes

The property has been finished to an exacting standard with quality fixtures and fittings throughout including Luxury kitchen and bathrooms, quality tiling, air conditioning, security lighting and new driveway.



Total approx floor area: 70.3 m² (756.9 ft²)
 Ground Floor: 35.1 m² (378.2 ft²)
 1st Floor: 35.2 m² (378.6 ft²)



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