



AGENT **MXM**

42 Birchfield Road,
Offers Over £270,000

3 1 2



This is a great family home, located just a short walk from local amenities, schools, and transport links. The property has been extended, creating a layout that works well for both families and entertaining, while still offering potential for reconfiguration and cosmetic updates.

On the ground floor, there is an entrance hall with a WC, and an open-plan living/dining room with a bay window and doors leading into the kitchen. The kitchen has been extended to allow space for lounging as well as cooking. It features contemporary matching wall and base units, integrated appliances, and doors opening out to the rear garden.

Upstairs, there are two double bedrooms and a single bedroom (which could also make a great home office), along with a modern shower room featuring a double shower enclosure and a heated towel rail.

Outside, there is a driveway leading to a detached garage and a garden. The lovely, westerly-facing garden includes a lawn with planted shrubs and bushes, offering a sense of privacy. There is also a decked area, perfect for relaxing during the summer months.

The property being sold with no onward vendor chain.

PART A

Council Tax : B

Tenure: Freehold

PART B

Property Type & Construction - Brick

Electric and Water Supply - Mains

Heating - Gas

Sewerage - Mains

Broadband - Ultrafast

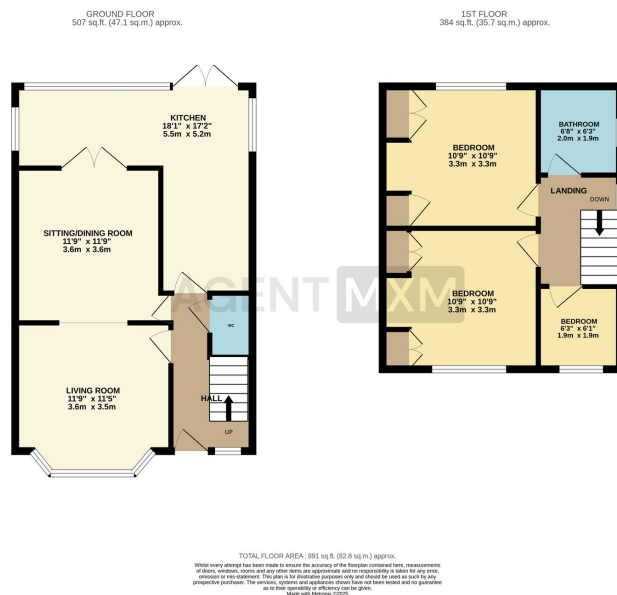
Mobile Coverage - 4G

Parking - Driveway

PART C

Building Safety - TBC





- SEMI DETACHED FAMILY HOME
- WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- LOVELY GARDEN
- DRIVEWAY AND GARAGE
- EXTENDED
- THREE BEDROOMS
- DOWNSATIRS WC
- NO ONWARD VENDOR CHAIN

