







## Property Description

This charming three bedroom property is beautifully presented throughout with spacious accommodation and must be viewed to appreciate. This property also benefits from a medium sized rear garden with ample space for garden furniture great for those evenings socialising and relaxing with friends. The property also has the advantages of a garage which provides additional storage to the property. Call TODAY on 0121-552-2671 to arrange a viewing.

### Entrance Hall

Having door to front, stairs to upper floor.

### Cloakroom

Having wash hand basin, low level WC, front facing double glazed window and wall mounted radiator.

### Lounge

15' 8" x 14' 5" max ( 4.78m x 4.39m max )

Having front double glazed window, fitted wardrobes and wall mounted radiator.

### Kitchen

14' 4" x 8' 11" ( 4.37m x 2.72m )

Having wall and base units, plumbing for washing machine, electric oven and gas hob.

### Landing

Side facing double glazed window, doors leading to:

### Bedroom One

13' x 8' 4" ( 3.96m x 2.54m )

Having front facing double glazed window and wall mounted radiator.

### Bedroom Two

10' 8" x 8' 4" max ( 3.25m x 2.54m max )

Having rear facing double glazed window and wall mounted radiator.

### Bedroom Three

10' 2" max x 5' 10" ( 3.10m max x 1.78m )

Having front facing double glazed window, fitted wardrobes and wall mounted radiator.

### Bathroom

Bath with shower over, rear facing double glazed window, wash hand basin and low level WC.

### Rear Garden

Having a patio area which leads to a further lawn area with access to the side and front of the property.

### Garage

17' 8" x 8' 9" ( 5.38m x 2.67m )

Having up & over door.













**EPC Rating: Awaited**

Tenure: Freehold

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