





Property Description

Connells are delighted to present to the open market, this HIGHLY DESIRABLE FOUR BEDROOM DETACHED family home in a highly sought out area of Birchwood. This property is one not to be missed, with four bedrooms on the upper floor, big square footage downstairs which comprises of a kitchen/diner, two reception room which one has its own personal street entrance, downstairs cloakroom and a garage which has a driveway for at least 3/4 cars. with this property being in an ideal location for local amenities, transport links and schooling, this would make the IDEAL FAMILY HOME for you!!!

Entrance Hall

PVC window and door, radiator, stairs.

Cloakroom

Low level/c, pedestal basin.

Lounge

11' 5" x 20' 6" (3.48m x 6.25m)

Double glazed patio doors to the rear, telephone and television points, radiator.

Playroom

10' 2" x 19' 6" (3.10m x 5.94m)

Double glazed window to the front and side, double glazed door to the side, radiator, television point.

Kitchen/Diner

30' 3" x 13' 8" (9.22m x 4.17m)

Cupboards at wall and base level, Rangemaster oven with extractor over, stainless steel sink and drainer, Boiler (new in 2022), double glazed window to the front and rear, all freestanding appliances, two radiators, room for a dining table.

Accommodation First Floor

Landing

Loft access, airing cupboard, double glazed window to the side.

Bedroom 1

10' 6" x 12' 2" (3.20m x 3.71m)

Fitted wardrobes, radiator, television point, double glazed window to the rear.

Bedroom 2

10' max x 11' 6" max (3.05m max x 3.51m max)

Double glazed window to the rear, radiator.

Bedroom 3

11' max x 9' 9" (3.35m max x 2.97m)

Double glazed window to the front. Radiator.

Bedroom 4

10' 1" x 9' 1" max (3.07m x 2.77m max)

Separate w/c - pedestal basin, frosted double

glazed window to the side,

Separate panelled bath and shower over, pedestal basin, frosted double glazed window to the side, heated towel rail.

Separate shower, heated towel rail, frosted double glazed window to the side.

Bedroom 4

10' 1" x 9' 1" max (3.07m x 2.77m max)

Double glazed window to the front, radiator.

Bathroom

Separate w/c - pedestal basin, frosted double glazed window to the side,

Separate panelled bath and shower over, pedestal basin, frosted double glazed window to the side, heated towel rail.

Separate shower, heated towel rail, frosted double glazed window to the side.

Outside

Front Garden

Dropped kerb, room for three cars, block paved, aide access.

Rear Garden

Entrance to garage, summer house used as a gym, laid to lawn with side access.

Garage

With wooden doors to the front.









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). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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