

Lodge Lane,

william h brown

welcome to

Lodge Lane,

Three-bed semi-detached home with lounge, kitchen, bathroom, rear garden, garage & driveway. Ground floor includes porch, hall, lounge, kitchen with dining space, garden access & 2 store rooms. Upstairs has 3 bedrooms & modern bathroom. Great location in Aston. Viewings recommended!













Porch

Providing access to the rest of the property.

Entrance Hall Lounge

12' 5" x 11' 8" (3.78m x 3.56m)

Having a front facing double glazed bay window and a radiator.

Kitchen

12' 8" x 17' 6" (3.86m x 5.33m)

Having a range of wall and base units, integrated oven, electric hob, extractor fan, plumbing for a washing macine, an electric fireplace and access to the rear garden via patio doors and a rear door.

Store

Providing additional storage.

Landing Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)

Having a front facing double glazed window.

Bedroom Two

10' 7" x 11' 8" (3.23m x 3.56m)

Having a rear facing double glazed window, radiator and a built in storage cupboard.

Bedroom Three

6' 7" x 5' 10" (2.01m x 1.78m)

Having a front facing double glazed window and a radiator,

Bathroom

5' 11" x 5' 10" (1.80m x 1.78m)

Having a rear facing double glazed window a bath suite, WC and sink basin.

Garden

Having a lawned rear garden with a patio and a decked seating area.





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Lodge Lane,

- THREE BEDROOMS
- SEMI-DETACHED PROPERTY
- MODERN INTERIORS
- **OFF-STREET PARKING**
- **ACCESS TO LOCAL AMENITIES**

Tenure: Freehold EPC Rating: D

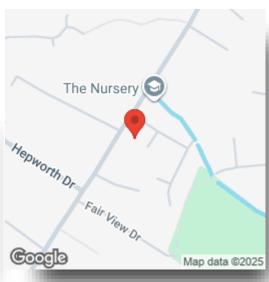
Council Tax Band: B

£210,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CPK114716 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



0114 247 1421



william h brown

crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.