



- **Detached**
- **Four Bedrooms**

Entrance

Via Upvc double glazed front door. Storage cupboard, Entrance hall leading to:

Lounge 6.60m x 3.15m (21'8" x 10'4")

Upvc double glazed window to front aspect and double doors giving access to rear garden. Wall mounted radiator. Carpet flooring.

Kitchen/Diner 6.60m x 4.11m Max (21'8" x 13'6" Max)

Upvc double glazed window to front and rear aspect. A range of eye level and base storage units with laminate work surface over. Stainless steel sink with single drainer and mixer tap. Integrated oven and hob with extractor hood over. Wall mounted radiator, Integral Fridge Freezer and Dishwasher.

Utility Room 2.08m x 1.65m (6'10" x 5'5")

Upvc double glazed door to rear aspect. A range of eye level and base storage units with roll edge laminate work surface over. Stainless steel sink with single drainer and mixer tap. Downstairs W.C. Wall mounted radiator. Low level W.C., wash hand basin.

Cloakroom 1.63m x 1.52m (5'4" x 5'0")

Pedestal Wash hand basin with splashbacks, radiator, ceiling light point, low level w.c.

Bedroom One 3.86m x 3.05m (12'8" x 10'0")

Upvc double glazed window to rear aspect. Wall mounted radiator. Carpet flooring.

En-Suite 1.85m x 1.75m (6'1" x 5'9")

Upvc double glazed window to rear aspect. Wall mounted radiator. Tiled shower cubicle. Pedestal wash hand basin with tiled splash back. Low level W.C.

Bedroom Two 4.72m x 2.67m (15'6" x 8'9")

Upvc double glazed window to front aspect. Wall mounted radiator. Carpet flooring.

Bedroom Three 3.53m x 2.77m (11'7" x 9'1")

Upvc double glazed window to front aspect. Wall mounted radiator. Carpet flooring.

Bedroom Four 3.28m x 1.91m (10'9" x 6'3")

Upvc double glazed window to rear aspect. Wall mounted radiator. Carpet flooring.

Bathroom 1.85m x 1.63m (6'1" x 5'4")

Upvc double glazed window to rear aspect. Low level W.C. Pedestal wash hand basin. Panelled bath. Part tiled walls. Wall mounted radiator.

Front Of Property

Mainly laid to lawn with a pathway leading to the front door. Parking is also available in front of the property.

Rear Of Property

Patio, lawn area, enclosed via timber panel fencing, with gate to the garage and rear driveway.

Single Garage

Single garage to the rear of the property with up and over door.

Tenure - Freehold

- **5 years NHBC**
- **Garage**

Date Of Particulars - 31/07/2020

Directions

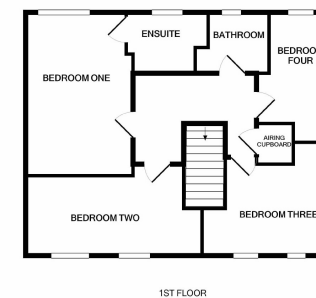
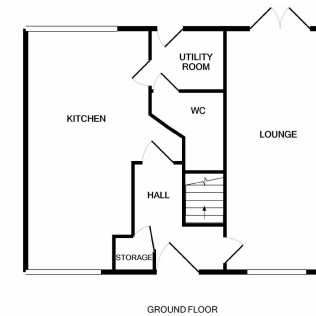
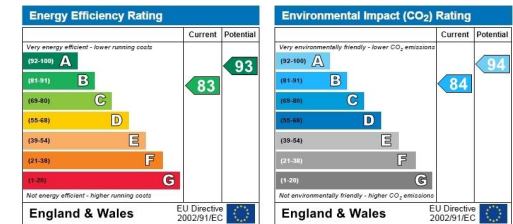
Head south-west on Tolladine Road/B4637 towards Elbury Park Road. Turn left onto Sherriff Street. Turn left onto Newtown Road/B4636. Turn left onto Rounds Road. Turn right towards Popert Drive. Turn left onto Popert Drive. Destination will be on the right

Agent Notes

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. In the first instance, we will carry out a traditional method in which you will have to produce multiple utility bills and a photographic ID. We will also use an electronic verification system alongside obtaining your identity documents. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

- **En-suite and Kitchen/Diner**
- **Single Garage**

DIRECTIONS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix i2020.