

OFFERS IN THE REGION OF

**£650,000**

**Church Drive**

Hoylandswaine, S36 7LZ

## PROPERTY SUMMARY

Nestled in a quiet cul-de-sac within the charming and popular Church Drive development built by David Wilson Homes in 2018. The Five bedroomed, Four bathroomed accommodation exudes quality and style throughout. Situated in a good location for commuters, this property combines the best of both worlds - a serene village setting with easy access to transportation links for those who need to travel for work.

5



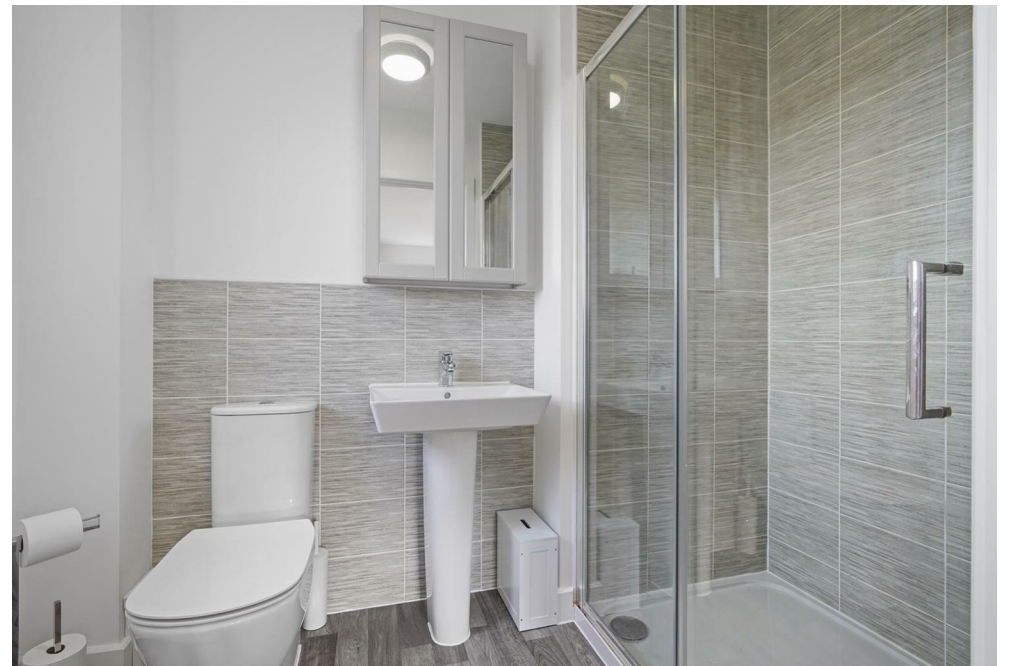
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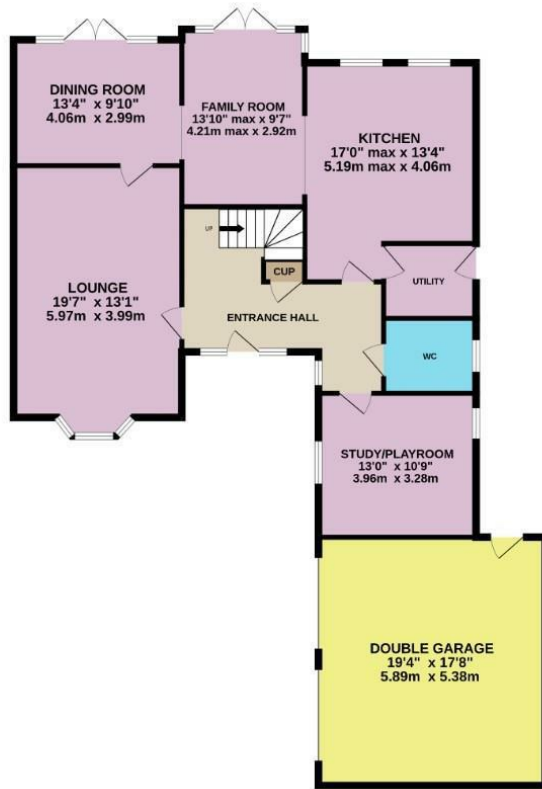




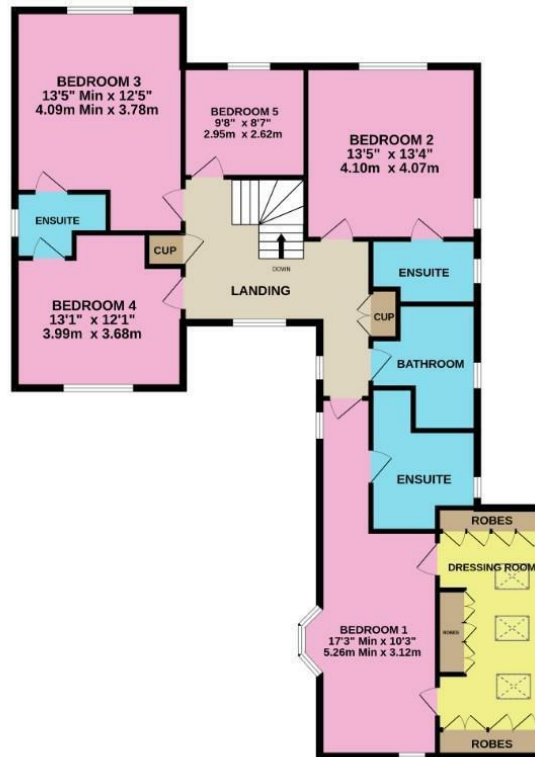




GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
BMBC

**TENURE**  
House - Detached

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
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