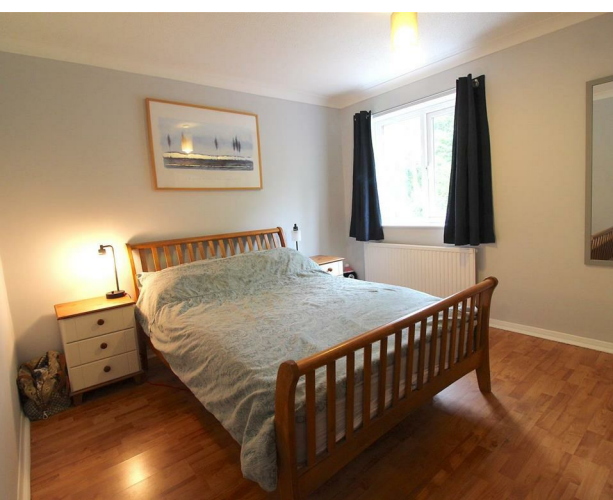


Archer Court, Longwell Green, BS30 7DW  
£300,000

**OL**  
Open House  
estate agents





# Archer Court, Longwell Green, BS30 7DW

£300,000

Council Tax Band: B

Offered with NO ONWARD CHAIN in the charming area of Longwell Green, this delightful well presented end-terrace house at Archer Court offers a perfect blend of comfort and convenience. Built in 1986, the property spans an inviting 786 square feet, providing ample space for modern living.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining guests. There is also a lovely kitchen/diner. The layout flows seamlessly, creating a warm and inviting atmosphere throughout. The house features two generously sized bedrooms, perfect for a small family or those seeking a guest room or home office.

The bathroom is thoughtfully designed, catering to the needs of everyday life while ensuring a tranquil space for unwinding after a long day. The property benefits from its end-terrace position, offering additional privacy and a sense of space as well as a garage which can be accessed via the rear garden.

Longwell Green is a sought-after location, known for its friendly community and excellent amenities. Residents can enjoy nearby parks, shops, and schools, making it an ideal choice for families and professionals alike.

This property presents a wonderful opportunity for those looking to establish a home in a vibrant area. With its appealing features and convenient location, this end-terrace house is sure to attract interest. Do not miss the chance to make this charming residence your own.

## Entrance Hall

3'9" x 4'7" (1.15 x 1.40)

uPVC front door with double glazed panel. Fitted storage units. Tile floor.

## Lounge

11'8" x 18'1" (3.58 x 5.52)

uPVC double glazed windows. Door to entrance hall. Radiator. Laminate flooring.

## Kitchen Diner

11'8" x 11'1" (3.57 x 3.40)

uPVC double glazed windows. uPVC double glazed rear door to garden. Floor and wall mounted storage units. Composite sink and drainer. Space for washing machine and fridge/freezer. Lots of work surface space. Stunning glass splash backs. Easily accommodates a table and chairs.

## Landing

Loft access hatch to part boarded loft.

## Bedroom 1

10'7" x 11'8" (3.24 x 3.58)

To the rear of the property. uPVC double glazed windows. Radiator. Laminate flooring.

## Bedroom 2

11'8" x 8'8" (3.58 x 2.65)

uPVC double glazed windows. Radiator.

## Bathroom

8'11" x 5'1" (2.72 x 1.55)

Frosted uPVC double glazed windows. Panel bath with shower over. Low level WC. Basin on pedestal. Radiator. Part tile walls. Cupboard housing gas boiler.

## Garage

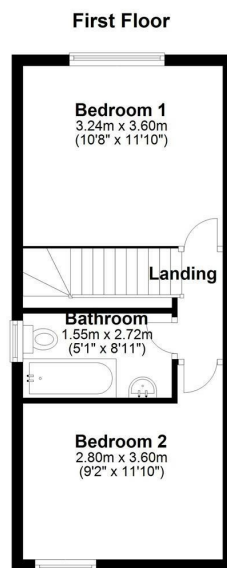
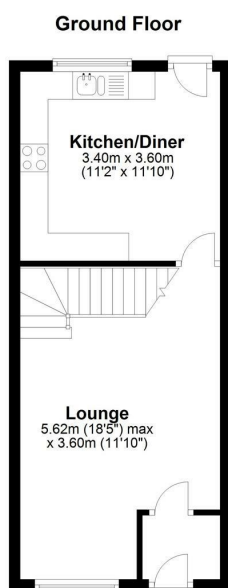
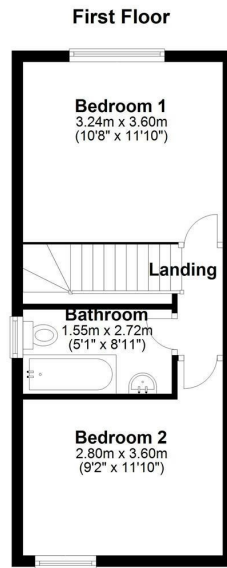
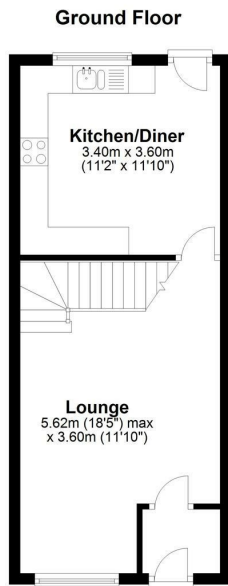
16'6" x 7'9" (5.05 x 2.37)

Power supply to garage. Access door from rear garden. Up and over door to front.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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 