

**Beechfield Grove, Bilston, WV14 9TJ**

**Offers Around £280,000**

**Council Tax Band: C**



Nestled in the charming area of Bramford Estate this delightful semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 990 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each space is filled with natural light, creating a warm and welcoming atmosphere throughout.

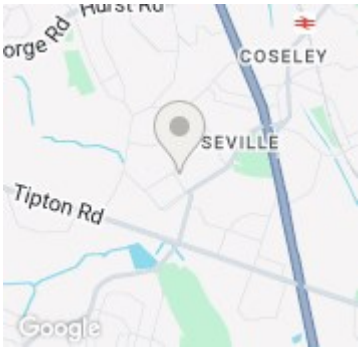
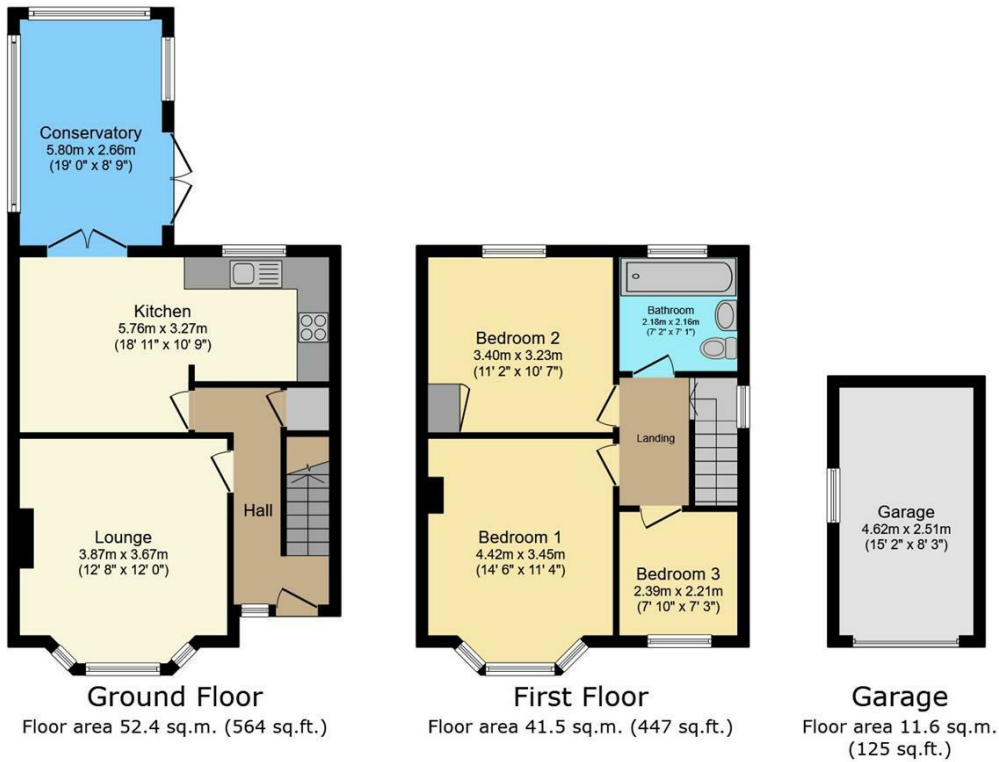
The residence features three spacious bedrooms, separate lounge, open plan kitchen/dining area ideal for entertaining guests with access to over spill into the adjoining conservatory area, which provides modern ample accommodation for families or those seeking extra space for guests or a home office. The single bathroom is conveniently located at the top of the stairs, catering to the needs of the household with ease. There is also a garage situated at the rear of the property. and plenty room for parking cars onto the driveway.

Bramford Estate is a peaceful neighbourhood, making it an excellent choice for families and professionals alike. With local amenities and transport links within easy reach, this property not only offers a comfortable living space but also the convenience of modern life.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a well-designed home. Whether you are a first-time buyer or seeking a family residence, this property is sure to meet your needs and exceed your expectations.



The Hive Sankey Street, Warrington, WA1  
1XG  
01925 987 085  
info@real5estates.com  
www.real5estates.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area: 105.5 sq.m. (1,135 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).