

ACRES

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- ◆ Three bedrooms
- ◆ Third bedroom to the first floor with generous storage space
- ◆ Ground floor shower room
- ◆ Attractive rear lounge
- ◆ Conservatory
- ◆ Fitted kitchen
- ◆ Garage
- ◆ Mature rear garden



12 BRANDON CLOSE, STREETLY/ALDRIDGE BORDER, WS9 OPN - PRICE GUIDE £400,000

This highly deceptively spacious, freehold, detached dormer bungalow, is set in a prime, sought after location, off a small service road off the main Chester Road, adjacent to open fields. The property is complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises of porch, reception hallway, spacious rear lounge, conservatory, ground floor shower room, two ground floor bedrooms, both having built-in wardrobes, to the first floor there is a further bedroom with built-in wardrobes and additional loft space, which could be utilised for storage or converted as preferred (subject to necessary planning permissions/building regulations). Externally there is a garage and to the rear of the property is a mature garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access to the property is gained via:

PORCH: Obscure pvc double glazed door and window, door to garage.

RECEPTION HALLWAY: 13'8" x 9' Glazed obscure door, radiator.

LOUNGE: 16'7" x 10'11" Obscure pvc double glazed window to side, sliding doors to conservatory, coal effect feature fireplace, wooden surround, marble hearth and radiator.

CONSERVATORY: 9'4" x 9'4" Pvc double glazed windows and French door to rear.

KITCHEN: 11'5" x 11'3" Pvc double glazed window to rear, obscure glazed door and window to side, single drainer sink unit set into square edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level, integrated oven & grill, four ring hob above and extractor canopy over, plumbing for washing machine, space for dryer and fridge/freezer, dining area with tiled floors, radiator.

SHOWER ROOM: 8'9" x 6'3" Two obscure pvc double glazed window to side, white suite comprising double shower cubicle with sliding glazed doors, wash hand basin with vanity unit beneath, low level wc, radiator.

BEDROOM ONE: 14'10" x 13'3" Pvc double glazed window to front, three double built-in wardrobes, radiator.

BEDROOM TWO: 10' x 7'1" Obscure pvc double glazed window to side, radiator, double built-in wardrobe.

STAIRS TO LANDING: Useful storage cupboard, access to loft.

BEDROOM THREE: 11'9" x 8'9" Pvc double glazed window to side, two double built-in wardrobes.

GARAGE: 15'4" x 9'2" Obscure glazed window to side, up and over garage door, storage cupboard. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Mature rear garden having a variety of shrubs and bushes.



TENURE: We have been informed by the vendor that the property freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Leacliffe Way, in turn off Chester Road

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

