



## Vale Street, offers in excess of £340,000

- Council Tax Band - C
- POPULAR SCHOOL CATCHMENT - WHITMORE HIGH SCHOOL/ROMILLY PRIMARY SCHOOL
- POTENTIAL TO CREATE HMO
- 6 BEDROOM FAMILY HOME
- WEST END LOCATION
- CLOSE TO BEACHES
- CLOSE TO TRANSPORT LINKS



 6  2  1



## About the property

WEST END LOCATION - POTENTIAL FOR FAMILY HOME / INVESTMENT OPPORTUNITY - POTENTIAL TO CREATE HMO. Briefly comprising of entrance hall, living room/kitchen, utility room, 6 bedrooms, shower room, bathroom, rear garden.

## Accommodation

### Entrance Hall

### Living Room/Kitchen

22' 3" x 15' 5" ( 6.78m x 4.70m )

### Utility Room

9' 7" max x 8' 10" max ( 2.92m max x 2.69m max )

### Landing

### Bedroom One





9' 6" max x 8' 11" max ( 2.90m max x 2.72m max )

### **Bedroom Two**

11' 2" max x 9' 9" max ( 3.40m max x 2.97m max )

### **Bedroom Three**

9' 7" max x 7' 11" max ( 2.92m max x 2.41m max )

### **Bedroom Four**

11' 3" max x 10' 4" max ( 3.43m max x 3.15m max )

### **Shower Room**

### **Bedroom Five**

11' 10" max x 9' 4" max ( 3.61m max x 2.84m max )

### **Bedroom Six**

9' 10" max x 9' 8" max ( 3.00m max x 2.95m max )

### **Bathroom**

### **Rear Garden**

01446 733224

victoriapark@peteralan.co.uk

## Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let