



**Willowherb Road,  
Emersons Green, BS16 7FP**

**PRICE: Offers Over  
£430,000**

## Property Features

- Four Bedrooms
- Town House
- Kitchen/Diner
- Study Area
- Popular Location
- Beautifully Presented
- Garage & Parking

## Full Description

### Entrance Hallway

Composite door to hallway, double glazed window to front, radiator, stairs rising to first floor landing and doors to;

### Kitchen/Diner

17'5" x 11'4" (5.31 x 3.46)

Double glazed French doors to rear garden, double glazed window to rear. Kitchen comprising of a range of wall and base units with work surface over, integrated fridge freezer, double oven, gas hob, washing machine and dishwasher. Radiator and vinyl flooring.

### Cloak Room

Low level WC, pedestal hand wash basin with mixer tap and tiled splashback. Radiator and extractor fan.

### Study Area

Part converted garage can be used as a study area or utility space.

### Landing

Stairs rising to second floor landing, double glazed window to front and doors to;

### Living Room

17'5" x 11'4" (5.31 x 3.46)

Double glazed French door to Juliet balcony, double glazed windows to rear, radiator and spot lights.

### Bedroom 3

10'0" x 9'7" (3.07 x 2.94)

Double glazed French doors to balcony and radiator.



**Bathroom**  
9'7" x 6'3" (2.94 x 1.91)  
Suite comprising of a pedestal hand wash basin with mixer tap, low-level WC, panelled bath with mains shower over and mixer tap. Radiator, extractor fan, part tiled walls and vinyl flooring.

**Landing 2**  
Airing cupboard with hot water cylinder and shelving, radiator and doors to,

**Master Bedroom**  
14'6" x 12'8" (4.42 x 3.87)  
Two double glazed windows to front, fitted storage, radiator and door to.

**Ensuite**  
Fully tiled double shower cubicle with mains shower, low level WC and pedestal hand wash basin with mixer tap. Extractor fan, vinyl flooring and radiator.

**Bedroom 2**  
11'4" x 10'0" (3.46 x 3.07)  
Double glazed window to rear and radiator.

**Bedroom 4**  
11'4" x 7'4" (3.46 x 2.24)  
Double glazed window to rear and radiator.

**Garden**  
Mainly laid to lawn, with side access and enclosed with fencing.

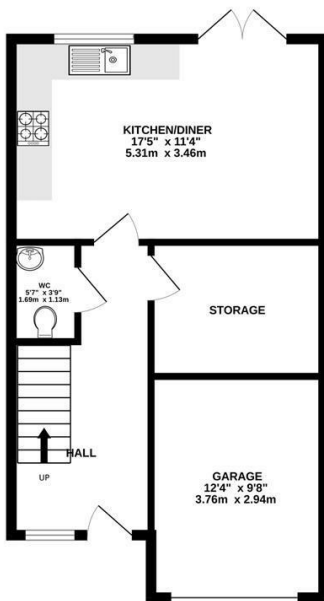
**Garage**  
12'4" 9'7" (3.76 2.94)  
With up and over door. Light and power.



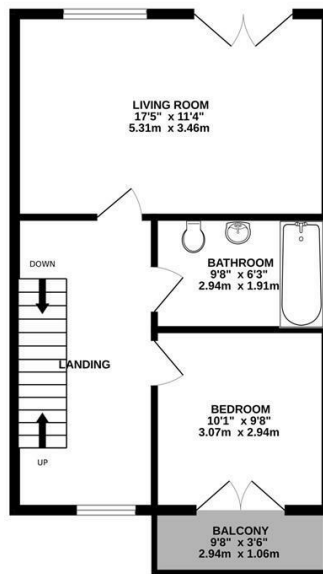
| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  | 85                      |                                                                                     |
| (92 plus) A                                 |  |                         |                                                                                     |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (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 |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                             |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                             |
| (92 plus) A                                                     |         |                                                                                                             |
| (81-91) B                                                       |         |                                                                                                             |
| (69-80) C                                                       |         |                                                                                                             |
| (55-68) D                                                       |         |                                                                                                             |
| (39-54) E                                                       |         |                                                                                                             |
| (21-38) F                                                       |         |                                                                                                             |
| (1-20) G                                                        |         |                                                                                                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

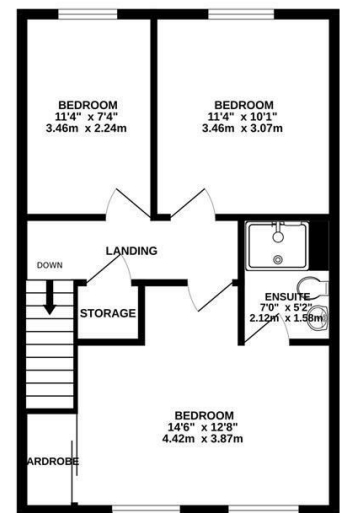
GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.4 sq.m.) approx.

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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