

**FOR SALE**



**St Peter's Way, Hartshill, ST4 7FH**

**2 Bedrooms, 2 Bathroom, Semi-Detached House**

**Offers In Excess Of £240,000**





## St Peter's Way, Hartshill

2 Bedrooms, 2 Bathroom

Offers In Excess Of £240,000

- Highly sought-after location
- Constructed in 2023
- Modern fixtures and fittings
- Open-plan design
- Two double bedrooms

**LIVING/DINING/KITCHEN** 28' 9" x 13' 0" (8.78m x 3.97m) Spacious open plan living space entered via the kitchen which is fitted with a range of modern wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer with spray tap, breakfast bar, integrated oven and hob, space for appliances.

The lounge and dining area have UPVC French doors to the rear elevation opening onto the rear garden and a double glazed window to the side elevation, wood effect laminate flooring, stairs to the first floor, storage cupboard, radiator.

**BEDROOM** 13' 0" x 12' 9" (3.97m x 3.90m) Double glazed window to the front elevation, built in storage cupboard, radiator.

**ENSUITE** 6' 10" x 5' 2" (2.10m x 1.59m) Modern white suite comprising; low level WC, pedestal hand wash basin and shower unit, double glazed window to the front elevation, radiator.

**BEDROOM** 13' 0" x 8' 10" (3.97m x 2.70m) Double glazed window to the rear elevation, radiator.

**BATHROOM** 6' 5" x 5' 10" (1.97m x 1.78m) Modern white suite comprising; low level WC, wall mounted hand wash basin and bath with shower over, double glazed window to the side elevation, radiator.

**EXTERNAL** The property benefits from driveway parking to the side of the property with a side access gate leading through to an enclosed garden with paved patio and elevated lawned garden.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		







**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

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