



Beech Hill Road
Grasscroft, OL4 4DR
Offers over £485,000

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----- 3D FLOORPLANS & VIRTUAL TOUR ----- Home Estate Agents are pleased to offer for sale this substantial detached property. Occupying a corner plot in a much sought after location with two driveways and gardens to three sides and benefiting from far reaching views. ** Approved planning permission for single storey rear extension **. This is an ideal opportunity for someone looking to put their own stamp on a property and offers lots of potential to extend and create a fabulous home. NO VENDOR CHAIN ** Viewing highly recommended **.

In brief the accommodation comprises: Entrance hallway, lounge, dining room, kitchen, conservatory, bedrooms two, three and family bathroom to the first floor. Master bedroom with en-suite to the first floor. Garden to front with mature shrubs, driveway leading to detached potential garage conversion/annex. Further driveway to front for additional parking. To the front of the property there is a pathway leading to the rear garden and steps up to the front entrance. To the side and rear the gardens feature a stone paved patio, raised lawn with border conifers and shrubs.

PART EXCHANGED CONSIDERED UP TO £250,000

GROUND FLOOR

Hallway

Double glazed door and window to front, stairs to first floor, radiator, double doors to:

Lounge 23'9" x 12'6" (7.24m x 3.82m)

Double glazed window to front, feature fireplace and surround with inset fire, two radiators, double glazed French doors to conservatory, door to:

Dining Room 16'0" x 8'0" (4.88m x 2.44m)

Double glazed window to front, radiator, door to:

Kitchen 8'11" x 10'10" (2.73m x 3.31m)

Double glazed window to rear, fitted with a range of wall and base units with work surface over, tiled splashbacks, matching freestanding island with storage, inset sink and drainer with mixer tap, Bosch built in oven and microwave, Bosch built in hob, integrated fridge/freezer and dishwasher, tiled splashbacks, door to:

Side Porch

Door to front, useful storage space.

Conservatory 10'11" x 9'6" (3.33m x 2.90m)

Brick built base, double glazed windows to sides and rear, double glazed French doors to rear garden, double glazed door to side.

Bathroom

Two double glazed windows to rear, fitted with a four piece suite comprising bath with shower over, pedestal wash hand basin, low level WC and bidet, tiled walls, radiator.

Bedroom 2 9'10" x 12'8" (3.00m x 3.87m)

Double glazed window to front, fitted with a

range of wardrobes and overbed storage, radiator.

Bedroom 3 10'10" x 10'4" (3.29m x 3.15m)

Double glazed windows to side and rear, radiator.

FIRST FLOOR

Landing

Double glazed Veux window to front, door to:

Master Bedroom 11'0" x 9'6" (3.36m x 2.90m)

Double glazed window to rear, inset ceiling downlights, fitted wardrobes and drawers, access to loft void one, radiator, door to:

En-suite

Double glazed window to rear, fitted with a three piece suite comprising enclosed shower cubicle, pedestal wash hand basin and low level WC, part tiled walls, access to loft void two, chrome towel rail.

OUTSIDE

Garden to front with mature shrubs, driveway leading to detached potential garage conversion/annex. Further driveway to front for additional parking. To the front of the property there is a pathway leading to the rear garden and steps up to the front entrance. To the side and rear the gardens feature a stone paved patio, raised lawn with border conifers and shrubs.

Potential garage conversion/annex 20'11" x 12'11" (6.38m x 3.95m)

Double glazed window to front, double glazed window and door to side.

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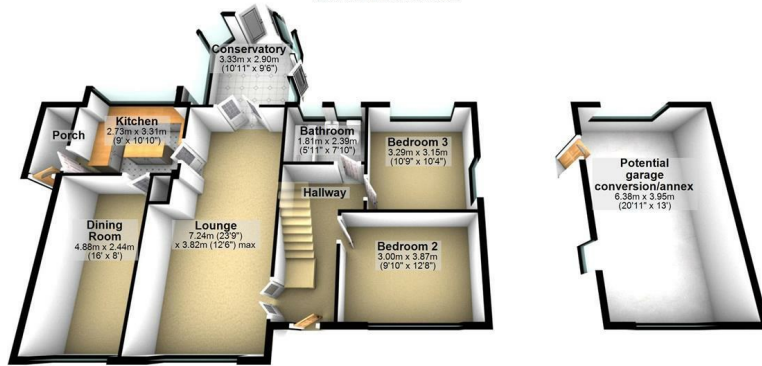
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

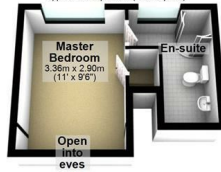
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Ground Floor
Approx. 120.6 sq. metres (1297.9 sq. feet)



First Floor
Approx. 19.1 sq. metres (206.0 sq. feet)



Total area: approx. 139.7 sq. metres (1503.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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