




 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception





- THREE BEDROOM SEMI FOR SALE IN RODE HEATH
- LARGE LOUNGE OVERLOOKING GREENSPACE
- CONTEMPORARY KITCHEN/DINER
- LARGE CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- FULLY TILED BATHROOM
- HUGE PRIVATE REAR GARDEN
- DETACHED GARAGE
- CLOSE TO VILLAGE STORES, CANAL WALKS AND COUNTRY PUBS
- CALL SAMUEL MAKEPEACE TODAY



Winter is coming, but I'm sure you'll be partial to a trip to the 'BEECH'!... Come and visit this lovely three bed semi detached house on BEECH AVENUE in Rode Heath! This semi has everything you've been looking for, let me show you around. Step inside and you are greeted with a hallway, which has enough space for coats and shoes. Into the LARGE LIVING ROOM, there is plenty of space for all of your furniture and a brilliant bow window letting plenty of light inside and overlooking greenspace! Into the CONTEMPORARY OPEN PLAN KITCHEN DINER you will find plenty of kitchen storage space, and space for all of your appliances! Downstairs is finished off with the LARGE CONSERVATORY that overlooks the patio and private rear garden. Upstairs you will find THREE GOOD SIZED BEDROOMS two of which are comfortable doubles, the main has built in wardrobes while the third room is a good single. The FULLY TILED FAMILY BATHROOM is ideal with a shower over the bath and also a handy towel holder radiator. Externally, to the rear you will find the HUGE ENCLOSED GARDEN with a large grass garden with shrub & flower beds this is a great private spot. There is also a patio area ideal for summer barbecues! The garage is accessible to the side via a door, which has power and lighting inside. To the front, there is a grass front garden with a multiple vehicle driveway and gated access to the garage and rear. For the cherry on top, the lucky buyers of this property will also benefit with a BRAND NEW COMBI BOILER (installed three months ago). This property is perfectly situated near canal walks, country pubs and even a outstanding school. If you fancy a trip to BEECH AVENUE.. CALL SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!

Internal

Ground Floor

Entrance Hall - Composite front door, double glazed window, laminate flooring, radiator.

Lounge - Double glazed bay window, laminate floor, gas fireplace, radiator.

Kitchen/Diner - Two double glazed windows, range of fitted wall and base kitchen units, work tops, splash back, sink and drainer, space for washing machine, fridge and dishwasher & cooker, cooker hood, under stairs cupboard tiled flooring, radiator.

Conservatory - Double glazed door to side, UPVC conservatory, double glazed windows, tiled floor, light and fan, radiator.

First Floor

Bedroom One - Double glazed window, built in wardrobes, light & fan, radiator.

Bedroom Two - Double glazed window, radiator.

Bedroom Three - Double glazed window, airing cupboard, radiator.

Bathroom - Double glazed window, LLWC, vanity unit, bath with shower over, towel holder radiator, extractor fan, tiled walls and tiled floor.

Landing - Double glazed window, radiator.

External

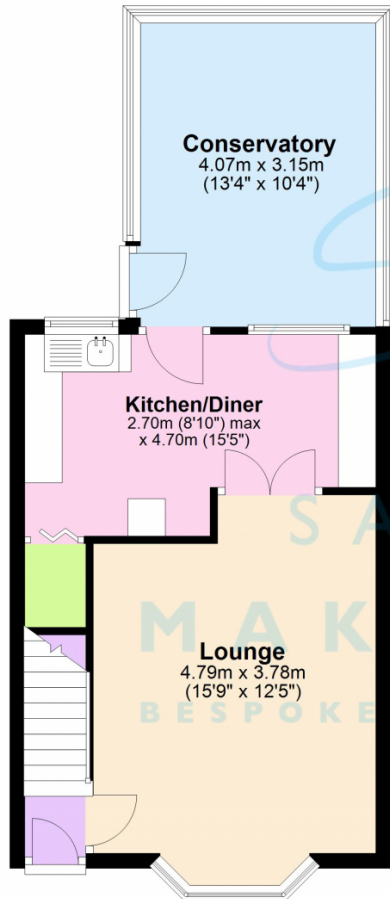
Front - Driveway for multiple vehicles, grass garden with hedges, side access through double gates to rear garden.

Rear - Enclosed rear garden, patio area, large lawn with shrub and flower beds.

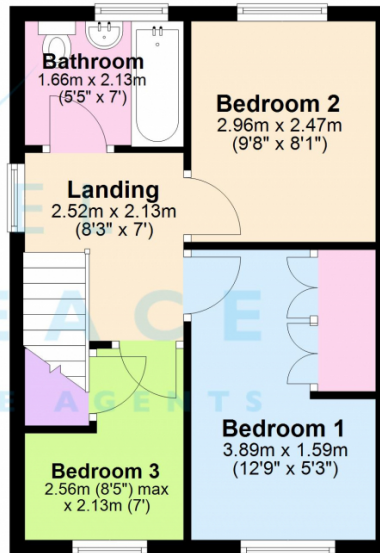
Garage - Detached garage with up and over door, single side door, lighting and power.



Ground Floor



First Floor



Coming soon

Scan me for more info

