



£175,000 Offers Over

Bedrooms 2 Bathrooms 1

This well-maintained home has been lovingly cared for by the current owner for 22 years, including the installation of a new roof in 2021. Boasting a convenient location close to the University Hospital, popular schools, the M6 & A444, and major retail hubs, this home makes a perfect starter home.

The ground floor unfolds into a cosy and bright lounge area, providing a relaxing space to unwind or entertain guests. Decorated in neutral tones, this is an inviting space. The spacious kitchen diner is a focal point of the home, offering ample room for dining and culinary creativity. Adjacent to the kitchen is a charming conservatory, flooded with natural light, creating a seamless connection between indoor and outdoor living spaces.

Ascending to the first floor, you'll find two generously sized bedrooms, each offering a peaceful retreat at the end of a busy day. The main bedroom is particularly lovely with its airy ambience and built-in wardrobe. The family shower room is pristine, with a large shower cubicle and modern amenities including a vanity unit.

Stepping outside, the front garden provides the opportunity to create off-road parking. The rear garden is a private oasis, featuring a blend of lawn and patio spaces ideal for outdoor dining, relaxing, or hosting gatherings. The lush shrub borders add a touch of greenery and privacy, creating a serene atmosphere. A handy shed at the rear of the garden provides a convenient place to store all your garden appliances and tools.

Completing this property is a sizeable shed situated at the bottom of the garden, providing valuable storage space and the convenience of off-road parking. This feature adds practicality to the home, ensuring that both your storage and parking needs are met effortlessly.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: Looking for a property to buy
- Parking Arrangements: Street Parking
- Council Tax Band: A
- EPC Rating: D
- Total Area: Approx. 716 Sq. Ft



GROUND FLOOR

- Hall
- Lounge 11'3 x 11'1
- Kitchen/Dining Room 14'2 x 11'1
- Conservatory 13'9 x 6'6

FIRST FLOOR

- Landing
- Bedroom 1 11'11 to w/d x 11'1

Bedroom 2

11'1 x 9'5

Shower Room

OUTSIDE

- Rear Garden
- Front Garden