



13 Briars Close
, Churchdown, GL3 2RZ

£435,000

4 3 2 D

This extended semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family.

The open plan living area is particularly impressive, ideal for entertaining, the property also features a separate utility room, while a convenient downstairs shower room adds to the practicality of the home.

On the first floor, you will find a further shower room and a family bathroom, providing plenty of facilities for everyone.

The surrounding area of Churchdown is known for its community spirit and excellent local amenities, making it an ideal place for families to settle down.

Entrance Hall

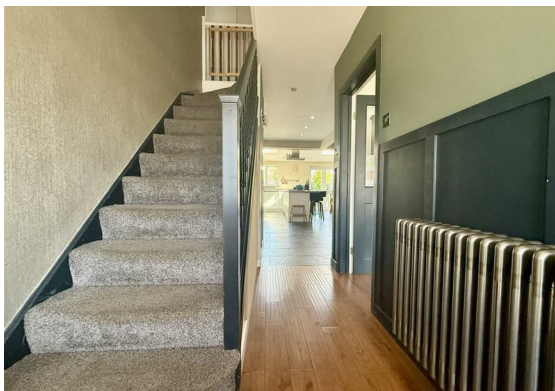
Sitting Room
13'0 x 11'9 (3.96m x 3.58m)

Kitchen/Dining Family Room
24'4 x 18'4 (7.42m x 5.59m)

Utility

Shower Room

Store Room
8'1 x 7'3 (2.46m x 2.21m)





Garage
7'3 x 7'3 (2.21m x 2.21m)

Bedroom 1
13'10 x 10'9 (4.22m x 3.28m)

Bedroom 2
12'10 x 9'6 (3.91m x 2.90m)

Bedroom 3
13'5 x 7'3 (4.09m x 2.21m)

Bedroom 4
9'1 x 7'6 (2.77m x 2.29m)

Shower Room

Bathroom

OUTSIDE

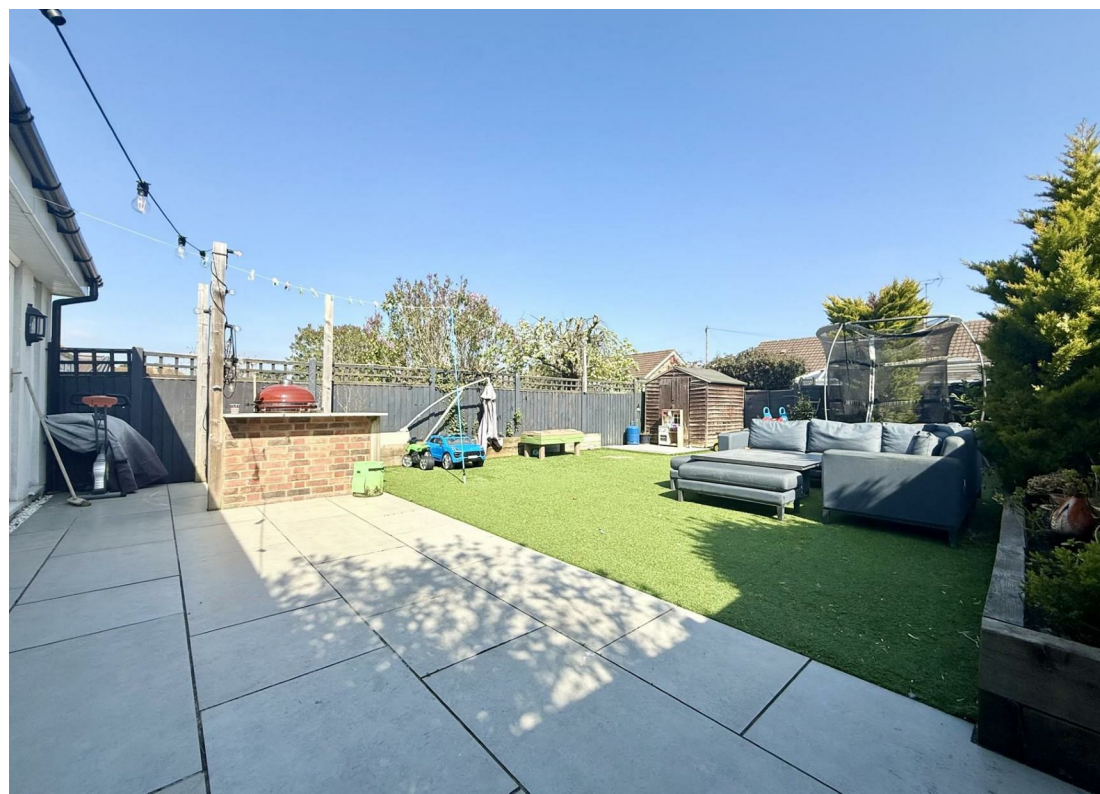
Situated in a close, the driveway has ample parking

The landscaped rear garden has a very attractive large porcelain patio with a purpose built bar/BBQ area, external power point, the rest of the garden is laid to astro turf and a rear door gives access into the utility room.

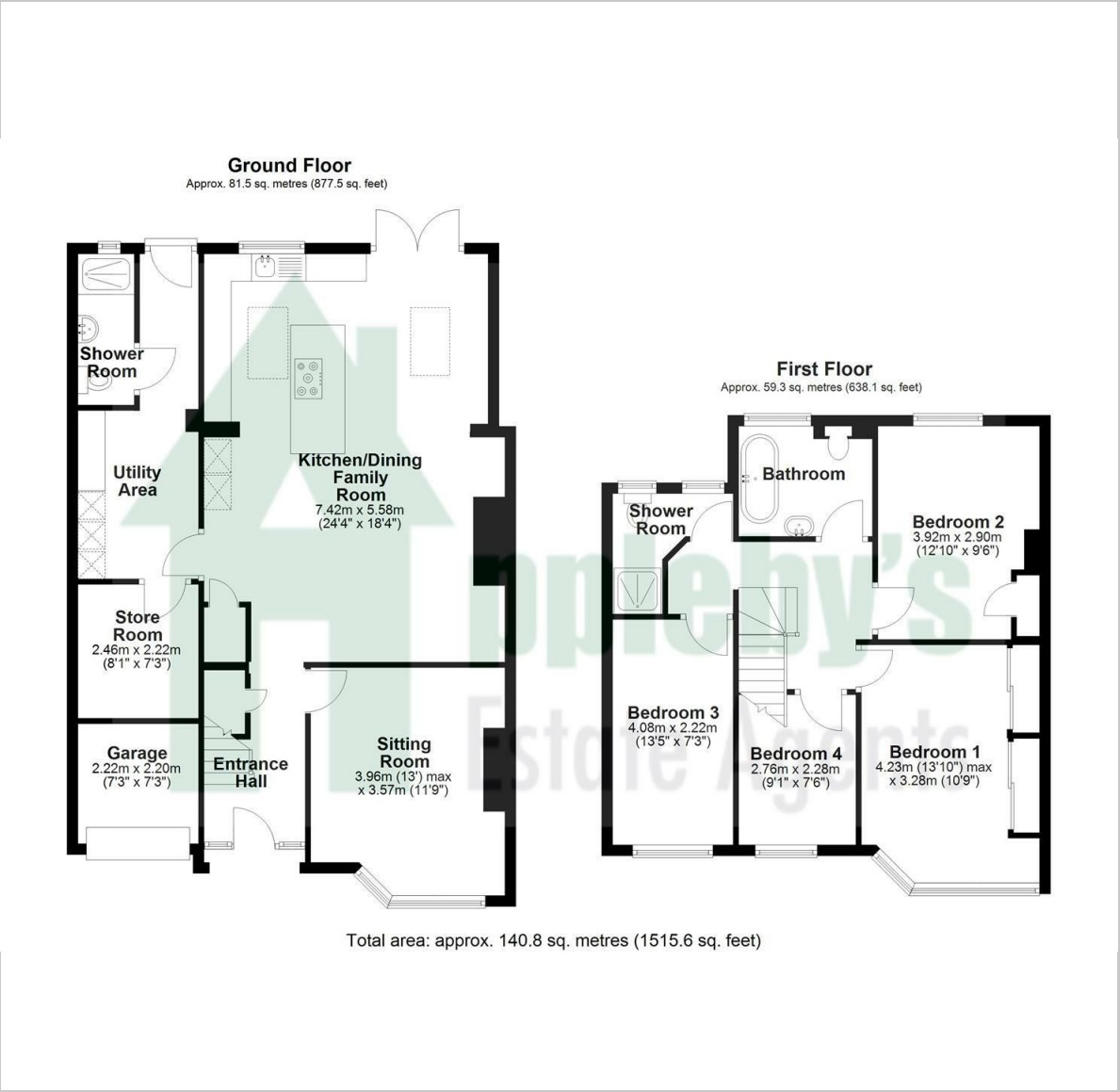
Services

Mains drainage, gas central heating
Tewkesbury Borough Council tax band D

Tenure
Freehold



Floor Plan

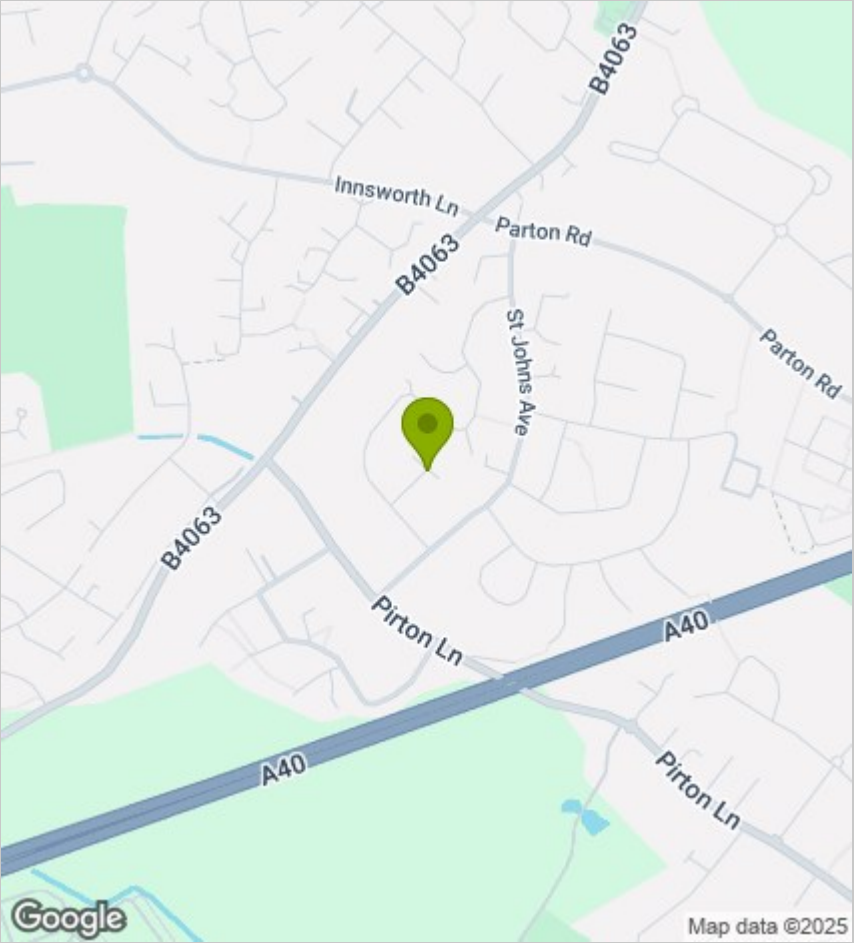


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

