

Details as provided by the vendor



282 Thorne Road, Wheatley Hills

An extremely well presented traditional style four bedroom semi detached property situated in a highly regarded position offering generous sized family living accommodation with wonderful gardens, detached double garage and ample off road parking.

This immaculate property is offered with no forward chain and we strongly advise an internal viewing to fully appreciate what is being offered and briefly comprises of; Reception hall, Breakfast kitchen, Ground floor shower room, Formal dining room, Sitting room, First floor landing, Four generous bedrooms, Four piece family bathroom.

Asking Price Of £325,000

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This charming property is situated in a very attractive position and boasts a well presented shaker style breakfast kitchen with access to a ground floor shower room.

The sitting room and dining room are both good size reception rooms and are ideal for entertaining or family gatherings.

The entrance hall and landing areas also provide plenty of space to add furniture and three of the bedrooms are doubles with fitted furniture and the single has a fitted wardrobe.

The property sits nicely back from the road behind a well established lawn garden, to the side is a long driveway providing plenty of parking and gives access to a detached double garage and rear gardens.

Attached at the rear of the garage is a conservatory which would be ideal as a home office or studio and enjoys access to a private lawned garden framed with mature trees and shrubs.



RECEPTION HALL



SITTING ROOM

16' 5" x 11' 5" (5m x 3.48m)



DINING ROOM

15' 11" x 10' 11" (4.85m x 3.33m)



BREAKFAST KITCHEN

17' 10" x 11' 11" (5.44m x 3.63m) max



SHOWER ROOM

7' 4" x 4' 10" (2.24m x 1.47m)



LANDING

12' 10" x 7' 11" (3.91m x 2.41m)



BEDROOM 1

16' 5" x 11' 11" (5m x 3.63m)



BEDROOM 2

12' 5" x 10' 11" (3.78m x 3.33m)



BEDROOM 3

11' 11" x 7' 11" (3.63m x 2.41m)



BEDROOM 4

7' 7" x 6' 10" (2.31m x 2.08m)



FAMILY ROOM

8' 6" x 7' 7" (2.59m x 2.31m)



GARAGE



GARDEN



GARDEN



GARDEN



DATED - 12/09/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

