



Samuel Drive, Kemsley

*** Guide Price £325,000 - £350,000 ***

Introducing this well-presented, spacious 4-bedroom semi-detached house, perfect for a family. The property features a bright and airy living space, including a welcoming lounge and a modern kitchen with built in appliances. Upstairs, you'll find four generously sized bedrooms, with the master benefiting from an ensuite. There's also a family bathroom and a convenient downstairs W/C.

The exterior boasts a low-maintenance garden, ideal for outdoor relaxation, alongside a car port and garage for secure parking and extra storage. Located in a family-friendly neighbourhood, this home offers quick access to the A249, making commuting easy.

This freehold property at is not only a beautiful family home but also a practical choice for modern living. Don't miss the opportunity to make it yours – arrange a viewing today!

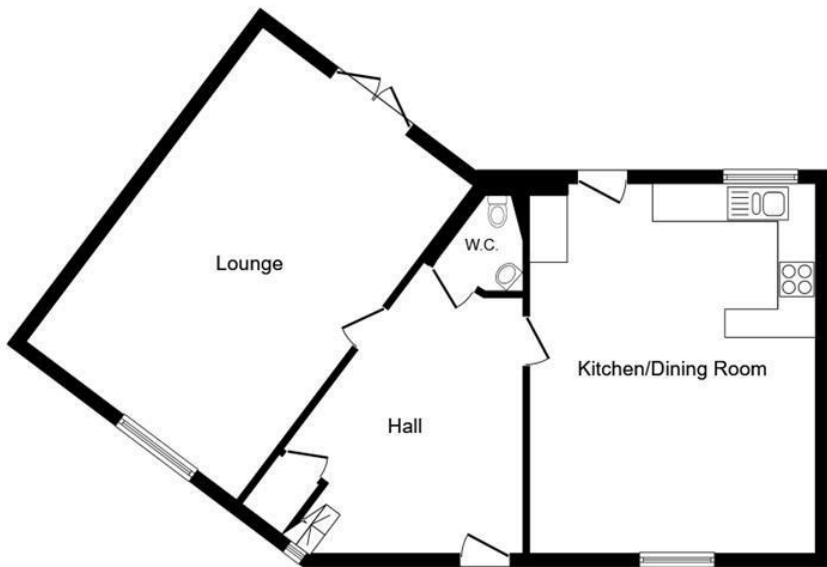
PERSONAL INTEREST DECLARED

Guide Price £325,000

- ***** Guide Price £325,000 - £350,000 *****
- **4 Bedroom Semi-Detached House**
- **Well Presented**
- **Car Port & Garage**
- **Spacious Property**
- **Quick access to A249**
- **Low Maintenance Garden**
- **Freehold**
- **EPC Rating - Awaiting**
- **Council Tax Band - D**







Ground Floor

Floor area 70.0 m² (753 sq.ft.)



First Floor

Floor area 70.0 m² (753 sq.ft.)

TOTAL: 139.9 m² (1,506 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.