

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

ANY INTERESTED PARTIES CONCERNED ABOUT ANY OF THE ABOVE SHOULD CONTACT THE AGENT OR EMPLOY THEIR OWN PROFESSIONALS TO MAKE ENQUIRES PRIOR TO MAKING ANY TRANSACTIONAL DECISIONS

- MONEY LAUNDERING – Prospective purchasers will need to provide suitable identification together with proof of deposit and funding arrangements prior to proceeding to purchase.
- Where a property has been extended, altered or converted does not infer that suitable planning permissions or building regulation consents have been obtained from the relevant authorities.
- Fixtures, fittings, equipment and services have not been tested and we are not aware if they are in full working order unless we have been informed otherwise by the owner(s).
- Photographic images will contain items that may be excluded from the sale. Only items specifically mentioned in these details are included in the sale price.
- The measurements should NOT be relied upon as they are indicated for guidance only and are usually the maximum measurements which may take into account alcoves and recesses.
- their own professionals to make such enquiries before making any transactional decisions.
- As the sellers agent we are not surveyors or conveyancing experts and as such do not comment on the condition of the property, or issues relating to the title or other legal issues that may affect this property, unless we have been made aware of such matters, interested parties should employ

THE MISREPRESENTATION ACT 1979



Floor Plan







OVERVIEW

**\*HUGE POTENTIAL\*** A THREE BEDROOM semi detached house situated on the POPULAR RUSSELS HALL development within easy reach of the Hospital, Merry Hill Shopping Centre and good schools. The property benefits from a long driveway, car port and a detached garage suitable for storage. The internal accommodation comprises; entrance hall, TWO RECEPTION ROOMS, kitchen, landing, family bathroom and THREE GOOD SIZE BEDROOMS! The property is an ideal family home and is double glazed and gas central heated throughout. EPC=D

DESCRIPTION

The front door opens into a hallway having a window to the side and stairs to the first floor. There are two reception rooms, front and rear, both with fireplaces. The kitchen is fitted with a range of wall and base cupboards with a sink unit and appliance spaces. There is an under stairs storage cupboard. The landing has a window to the side and doors off to all rooms. There are three spacious bedrooms. The house bathroom is fitted with a bath with a shower over, a vanity wash hand basin and a W.C.. Outside there is a long driveway with a car port to left hand side of the property which leads to a single attached garage to the rear. There are established gardens to the front and rear. FREEHOLD.



ACCOMMODATION

- ENTRANCE HALL
- LOUNGE 3.27m x 3.43m (10' 9" x 11' 3")
- REAR LOUNGE 3.76m x 3.40m (12' 4" x 11' 2") (at max)
- KITCHEN 3.86m x 2.38m (12' 8" x 7' 10") (at max)
- LANDING
- BEDROOM 3.80m x 3.28m (12' 6" x 10' 9")
- BEDROOM 3.27m x 3.02m (10' 9" x 9' 11")
- BEDROOM 2.27m x 2.38m (7' 5" x 7' 10")
- BATHROOM

