

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.  
• 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 their own professionals to make such enquiries before making any transactional decisions.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

THE MISREPRESENTATION ACT 1979

Total area: approx. 1316.2 sq. feet



Floor Plan







OVERVIEW

A WELL DESIGNED and individual DETACHED BUNGALOW with TWO DOUBLE BEDROOMS and a LARGE LOFT ROOM! The property has OFF ROAD PARKING and a side GARAGE. The property is situated very close to the canal providing PICTURESQUE CANALSIDE WALKS and an array of public houses to use as you wish. Also a just a short distance away is the Merry Hill shopping centre with its abundance of shops and amenities. With NO UPWARD CHAIN this property is most definitely WORTH A VIEWING. EPC=F

DESCRIPTION

The property is entered via a porch with a further entrance door in to the spacious hallway which provides access to all the main rooms of the property. Directly opposite one another are the two double bedrooms, both with double glazed windows to the front elevation and with one of the bedrooms having a useful and good sized built in wardrobe. The living room is of good proportion with a feature fireplace and double glazed window to the rear elevation. Situated at the top of the hallway is the shower room with a walk in shower, low level wc, a vanity unit with a wash hand basin and an airing cupboard. Tidily positioned behind a door off the hallway is a staircase to the loft room which provides a very convenient space for a variety of uses. Currently, with wood flooring and two velux windows this space is the full width of the bungalow! The kitchen is also a good size with a double glazed window to the rear, sink with drainer unit and a pantry adding extra storage. A side door leads out



ACCOMMODATION

- ENTRANCE PORCH
- ENTRANCE HALL 15' 7" x 6' 4" (4.76m x 1.94m)
- LIVING ROOM 14' 11" x 11' 0" (4.54m x 3.35m)
- KITCHEN 12' 2" x 10' 11" (3.71m x 3.34m)
- BEDROOM 11' 6" x 10' 11" (3.50m x 3.34m)
- BEDROOM 11' 0" x 11' 6" (3.36m x 3.50m)
- SHOWER ROOM 8' 2" x 6' 4" (2.48m x 1.92m)
- UTILITY ROOM 7' 5" x 7' 3" (2.27m x 2.21m)
- LOFT ROOM 29' 2" x 12' 1" (8.89m x 3.69m)
- GARAGE 14' 11" x 8' 3" (4.54m x 2.51m)
- REAR GARDEN



Energy Performance Ratings

