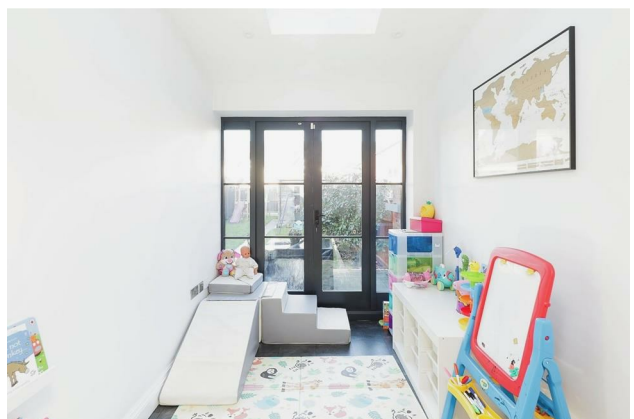
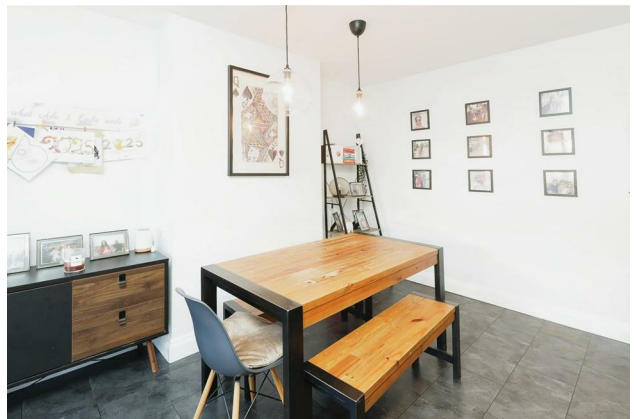
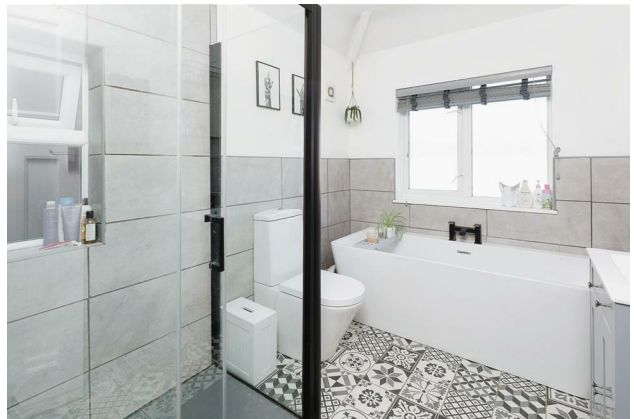


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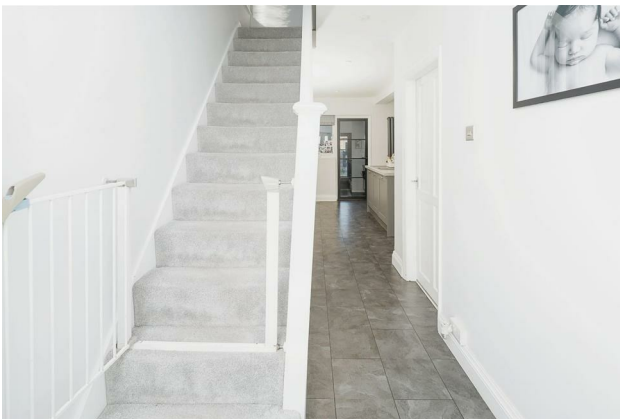
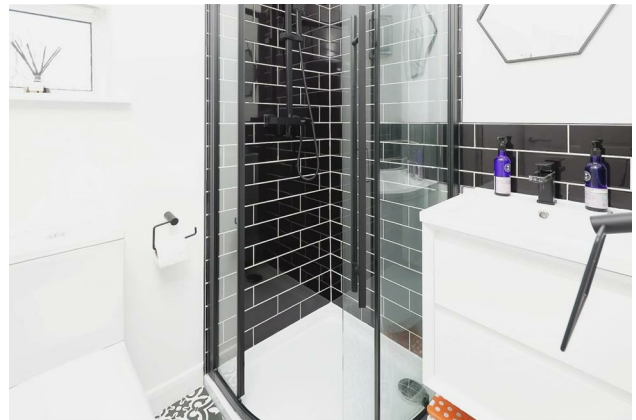
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Ground Floor



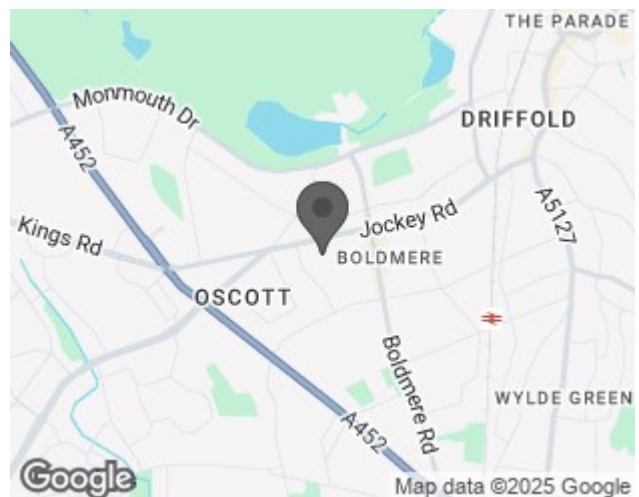
First Floor

Total floor area 114.7 m² (1,235 sq.ft.) approx

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map



Summary

This immaculately presented, considerably improved, extended and beautifully well maintained traditional family semi occupies a very much sought after position, within easy access of Boldmere village, Wylde Green & Chester Road railway stations and great local schools. The gas centrally heated and double glazed accommodation, which has to be viewed to be fully appreciated, briefly comprises;

Covered porch, reception hall with understairs store, lounge, magnificent open plan kitchen/dining room with central island, oven, hob, dishwasher and fridge/freezer, opening to sitting area with sky light and patio doors to garden. Separate utility with door to side and door to shower room/WC having a refitted white suite. First floor, three excellent bedrooms and lovely family bathroom with bath and separate shower.

Outside, landscaped rear garden with lawn, fenced surround and office cabin with light & power. Front block paved driveway providing off road parking.

Features

- Spacious extended semi detached
- 3 bedrooms
- Sought after and convenient location
- Open plan kitchen/family room
- Luxury bathrom and separate shower room
- Utility
- Pleasant landscaped garden
- Garden room/office
- Must be seen