



Profiles Estate Agents

117 Sherwood Road

, Stoke Golding, CV13 6EJ

Offers In The Region Of £380,000



An immaculately presented two bedroomed detached bungalow located in a sought after position in the picturesque village of Stoke Golding having the benefit of gas central, PVCu double glazing, cavity wall insulation, three car driveway, southerly facing rear garden, water meter, PVCu fascias and soffits.

The property is ideally located close to all local amenities, to include local schools, shops and regular public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



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Fully Enclosed Porch 4'10" x 3'7" (1.49 x 1.10)

Having leaded obscure UPVC double glazed composite door, obscure UPVC double glazed side window, radiator, ceramic tiled floor, covng.

Reception Hall 17'4" max x 7'9" max (5.30 max x 2.38 max)

Having laminate floor, two wall light points, linen cupboard off with radiator, room stat, radiator, roof void access hatch leading to partially boarded roof void via retractable aluminium ladder.

Bedroom 1 (rear) 11'11" x 9'10" (3.65 x 3.00)

Having fitted double wardrobe, fitted single wardrobes, wall units, radiator, PVCu double glazed window, coving.

Bedroom 2 (rear) 11'11" x 9'2" (3.64 x 2.80)

Having laminate floor, PVCu french doors, radiator, coving.

Attractive Lounge (rear) 17'5" x 12'7" (5.31 x 3.86)

Having feature live gas fire with raised polished marble hearth, PVCu double glazed bay window, PVCu double glazed side window, coving, radiator.

Modern Breakfast Kitchen (side) 10'2" x 9'9" (3.12 x 2.98)

Having feature black resin sink, range of attractive base and wall units with under lighting (six base and eight wall units), associated work surfaces, integral breakfast bar, extractor hood (ducted), plumbing for washing machine, fitted dishwasher, ceramic tiling, obscure UPV C double glazed side door, adjacent UPVC double glazed side window, downlights to ceiling.

Modern Bathroom (rear) 9'1" x 6'3" (2.77 x 1.93)

Having suite in White comprising of panelled bath with mixer shower and side screen, oval wash hand basin in vanity unit, low level flush wc, radiator, obscure UPVC double glazed window, shaver point, extractor fan.

Outside

Southerly Facing Rear Garden

Having block paved patio, established lawn, pergola, water tap, security light, upper patio, garden shed, gated side access.

Low Maintenance Front Garden

Having three car driveway.

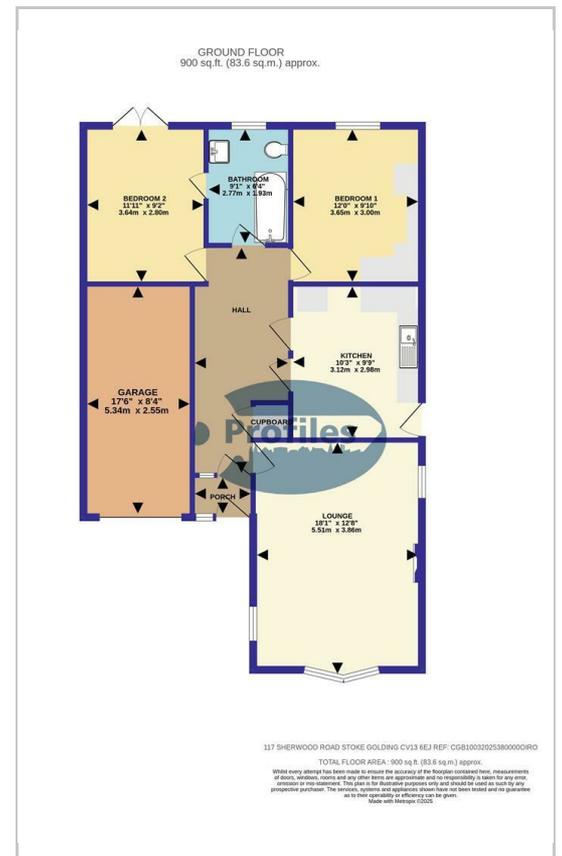
Garage 17'6" x 8'4" (5.34 x 2.55)

Having wall mounted fan assisted gas fired condensing regular boiler (Worcester Greenstar Ri)

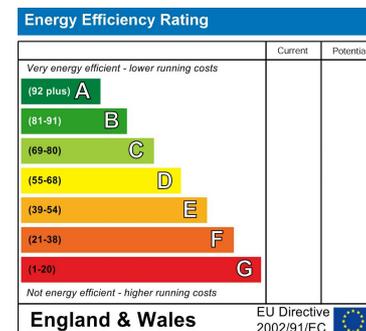
Area Map



Floor Plans



Energy Efficiency Graph



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