



**Shaldon Grove,**





**welcome to**

**Shaldon Grove,**

GUIDE PRICE £190,000-£200,000 Stunning two bedroom semi detached property in the ever popular Aston, Ideal for first time buyers the property has a modern breakfast kitchen with Island and French doors, bay window lounge, driveway and gardens. Be quick to arrange your viewing!



**Hall**

Having a side entrance door and stairs leads to the first floor accommodation.,

**Lounge**

A cosy room having a front facing double glazed bay window and radiator.

**Breakfast Kitchen**

Having a range of wall and base units, inset sink and central island with induction hob and electric oven. Radiator and French doors leads to the rear garden.

**Wc**

Having a wc and side facing double glazed window.

**Landing****Bedroom One**

Front facing double glazed window, radiator and fitted wardrobes.

**Bedroom Two**

Rear facing double glazed window and radiator.

**Shower Room**

A suite comprising shower, wc and wash hand basin. Heated towel rail and rear facing double glazed window.

**Garden**

To the rear of the property is an enclosed rear garden and paved seating area.

**Driveway**

There is a drive to the front of the property.



***view this property online*** [williamhbrown.co.uk/Property/CPK114955](http://williamhbrown.co.uk/Property/CPK114955)



## welcome to Shaldon Grove,

- Impressive semi detached property
- Two bedrooms
- Sought after area
- Modern breakfast kitchen
- Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

# £190,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CPK114955](http://williamhbrown.co.uk/Property/CPK114955)



Property Ref:  
CPK114955 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**