



## **Alianore Road, offers in the region of £289,000**

- Immaculate Three-Bed
- Easy commute to M4, M5, M48
- Walking distance to schools
- Open Plan Kitchen-Dinner
- Council Tax: D
- EPC Rating: C





## About the property

Introducing this immaculate semi-detached home, presented in a highly sought-after location with excellent access to nearby schools and convenient commuting options to the M4, M5, and M48 motorways. Ideal for first-time buyers and families alike, this stylish property is thoughtfully designed with comfortable and modern living in mind.

The home boasts two spacious reception rooms, perfect for relaxing or entertaining guests. The open-plan kitchen is a true highlight, featuring a contemporary Sigma 3 design complemented by premium Bosch appliances, including a double oven—one of which is a combination oven and microwave. The kitchen tap, a Rangemaster Cruciform Spa Filter Mixer Tap in brushed chrome, ensures filtered water at your fingertips, while the BLANCO kitchen sink adds a touch of luxury and practicality.

There are three generous bedrooms, offering flexible accommodation to suit family needs or home-working arrangements. The bathroom is equipped with a premium Merlin shower enclosure, lifelong water-sealing system, and thermostatic Grohe precision fitments, alongside a dual-control radiator for optimal warmth throughout the year.

Energy efficiency is addressed with an EPC rating of C, and council tax falls within band D. Practical benefits include ample parking and a versatile workshop/garage—ideal for hobbies or additional storage. Open-plan living enhances the sense of space and natural light, ensuring a welcoming, contemporary atmosphere throughout.





## Accommodation

### Kitchen

11' 7" x 8' 5" ( 3.53m x 2.57m )

### Dinning Room

9' 2" x 8' 6" ( 2.79m x 2.59m )

### Living Room

13' 5" x 10' 5" ( 4.09m x 3.17m )

### Work Room

16' 2" x 8' 4" ( 4.93m x 2.54m )

### Bedroom One

12' 7" x 9' 4" ( 3.84m x 2.84m )

### Bedroom Two

10' 7" x 8' 5" ( 3.23m x 2.57m )

### Bedroom Three

9' 7" x 7' 2" ( 2.92m x 2.18m )

### Shower Room

5' 9" x 5' 4" ( 1.75m x 1.63m )

### Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies

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## Floorplan



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