



**4, Beechfield Grove, Bramford Estate,
Coseley, WV14 9TJ**

Taylors

**Offers in the Region of
£259,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A deceptively spacious and well-presented traditional family home, conveniently positioned on the ever-popular Bramford Estate and ideally located within comfortable walking distance of local schools, shops and a wide range of everyday amenities. This attractive property would make an excellent purchase for growing families or first-time buyers alike.

The home benefits from gas central heating and double glazing throughout, and the layout begins with a welcoming entrance porch that leads into a central hallway. From here, access is provided to a lounge, along with a separate dining room with views over garden and then kitchen

To the first floor, the landing gives access to three well-proportioned bedrooms, and the family bathroom

Externally, the property enjoys an enclosed rear garden, providing a private and secure outdoor space ideal for children, pets or outdoor entertaining. To the front, there is a driveway offering convenient off-road parking.

Early viewing is highly recommended to fully appreciate the space, location and potential this attractive home has to offer!

Council Tax - C EPC - C Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat felt roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Greater than 3.3% per annum.

SEDGLEY BRANCH

Entrance Porch

Hall

Lounge - 4.27m into bay window x 3.91m (14'0" into bay window x 12'10")

Dining Room - 3.45m max x 3.25m (11'4" x 10'8" max)

Guest WC

Kitchen - 4.14m x 2.18m max (13'7" x 7'2" max)

First Floor Landing

Bedroom - 4.27m into bay window x 3.3m (14'0" into bay window x 10'10")

Bedroom - 3.43m x 3.28m (11'3" x 10'9") with fitted wardrobe

Bedroom - 2.49m x 2.24m (8'2" x 7'4") with built in wardrobe

Bathroom - 2.31m x 2.21m (7'7" x 7'3")

Enclosed Rear Garden



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Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

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- POPULAR BRAMFORD ESTATE LOCATION
- THREE BEDROOM SEMI DETACHED HOME
- LOUNGE & SEPARATE DINING ROOM
- CLOSE PROXIMITY TO LOCAL AMENITIES & WELL REGARDED SCHOOLS
- ENCLOSED REAR GARDEN
- EARLY VIEWING IS RECOMMENDED

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