



Birch Close, Patchway BRISTOL BS34 5SA

welcome to

Birch Close, Patchway BRISTOL

This delightful house offers a hugely convenient location, front and rear garden space AND garage. The property adjacent to Charlton Hayes offers amazing transport links includes three bedrooms, two receptions and a superb open-plan main living space to accommodate the well proportioned kitchen.

Birch Close Entrance(s)

The property is accessed from the front or rear depending on your choice. The front offers well maintained lawn space and herbaceous borders whilst the rearside grants direct access over the paved garden beyond the garage.

Hallway

Upon entry from the 'traditional' front aspect you are met by a well presented hallway which instantly accentuates the feeling of space as found throughout. Here is light and bright given the glazed front door with further glazed transom windows. All is presented to a good standard. A further glazed internal door leads into the main living space.

Living Room

15' 4" max x 12' 6" max (4.67m max x 3.81m max)
This well presented space benefits from a sizable window to the front with a very pleasant and green outlook over the lawn. The living room has historically been 'opened up' to the kitchen/dining room to create a very social and modern space. In addition to the previous comment, the entire space benefits from dual aspect credentials with light from both sides.

Kitchen / Diner

9' 3" max x 15' 7" max (2.82m max x 4.75m max)
Again.....the kitchen-diner is spacious, light and highly sociable. The space easily accommodates a full dining area AND kitchen with breakfast bar style layout. Here is presented to a good standard and the current kitchen offers all the expected appliances and/or space for such. The boiler is also located here.

Further Reception/Studio

9' 2" max x 8' 4" max (2.79m max x 2.54m max)
This room leads away from the dining area and also serves as the rear access point. The space is accessed via double glazed doors and offers flexible usage options. We would suggest that it is perfect as an addition reception, studio, utility or home office.

Stairs Leading Upwards

Well presented with carpet and wooden handrails.

Landing

Again....well presented with a continuation of the carpet. Here leads to all other areas and includes a useful storage cupboard plus loft access via hatch.

Bedroom 1

12' 1" max x 9' 5" max (3.68m max x 2.87m max)
Spacious double bedroom to the front aspect to include fitted storage furniture. Light and bright with a pleasant outlook.

Bedroom 2

11' max x 9' 5" max (3.35m max x 2.87m max)
Again, another light and bright double bedroom presented to a good standard to include built-in storage. Pleasant outlook to the rear aspect.

Bedroom 3

8' 8" max x 6' max (2.64m max x 1.83m max)
The third and final bedroom is smaller whilst being of god proportions for a room of it's type. The space offers flexible usage options and would serve as a spare/child's room, office or nursery for example.

Bathroom

5' 9" max x 7' 2" max (1.75m max x 2.18m max)
Very well presented bathroom that is both stylish

and functional. The space features a full walk-in and oversized shower, basin and pedestal plus WC. Finished with subtle marble effect aqua panels and mosaic effect flooring.

External Gardens / Outside Space

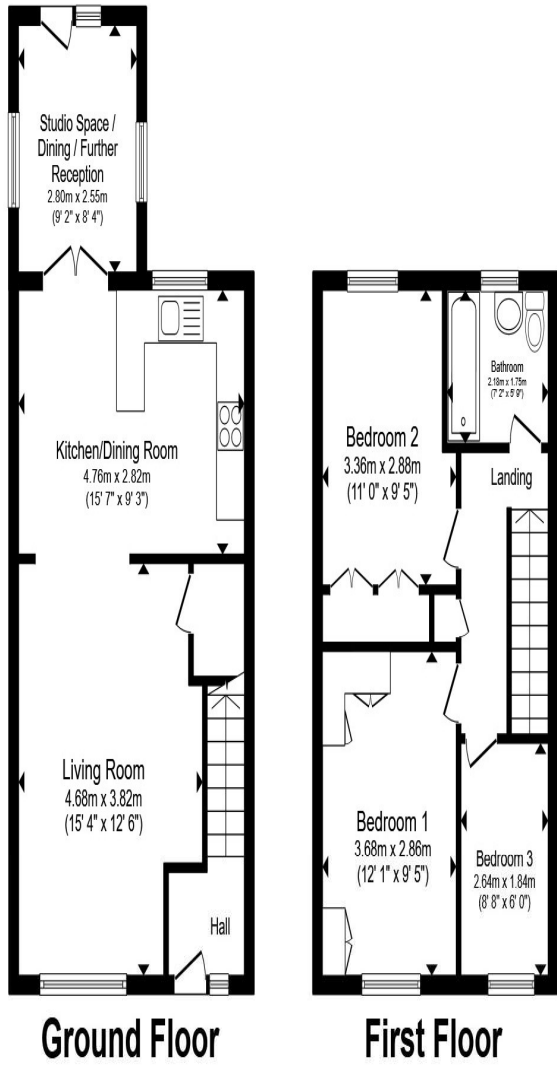
Well maintained and pretty lawn space to the front aspect. Paved and enclosed rear garden space with entrance gate leading to rear access.

Garage

Garage to rear aspect with up-and-over doors. Spacious and highly convenient with a potential to re-purpose.

Agents Notes

The property is being sold with NO CHAIN.



Total floor area 83.4 m² (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

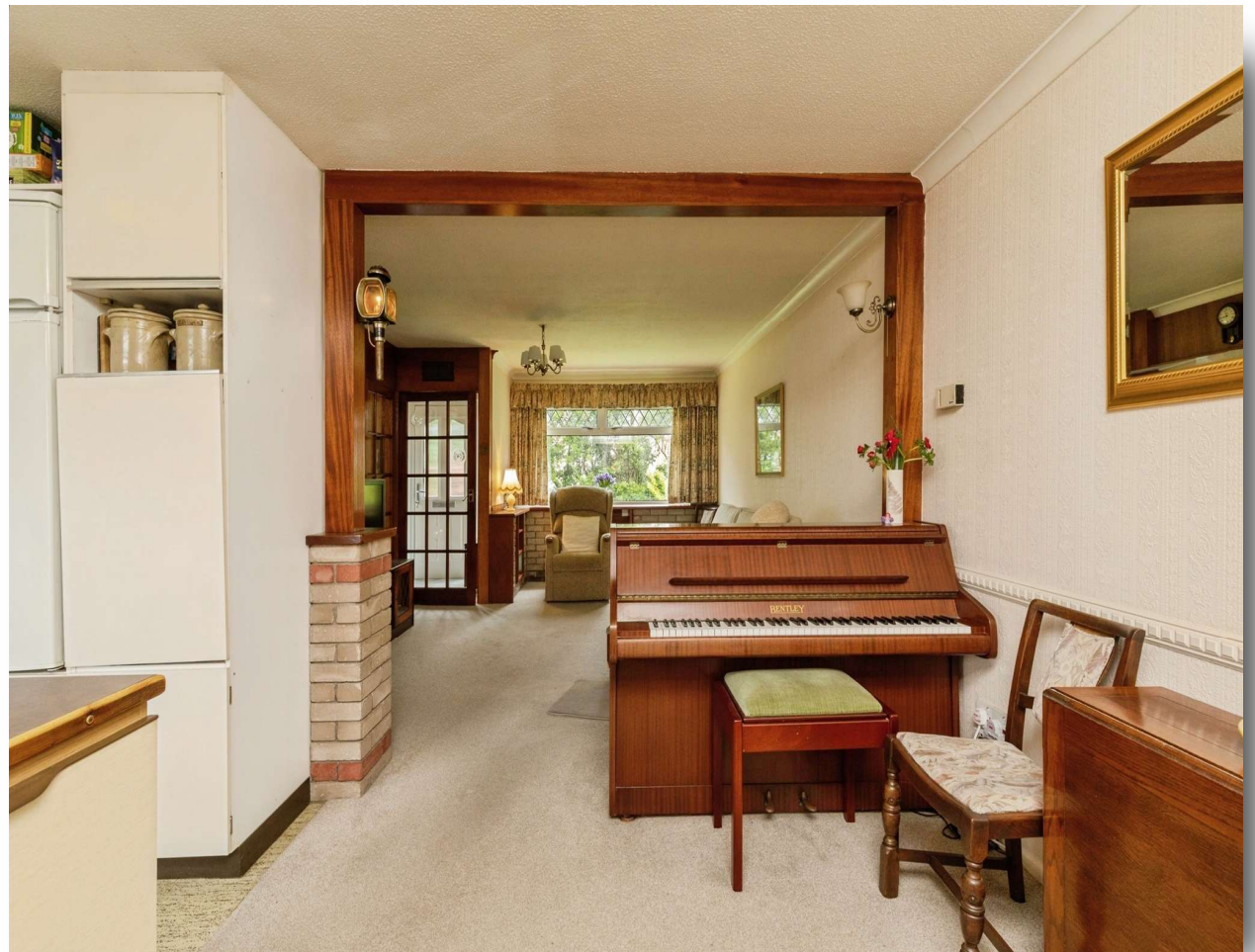


welcome to
Birch Close,
Patchway BRISTOL

- Desirable Semi-Detached Three Bedroom Property - NO CHAIN
- Semi Open-Plan Main Living Space and Additional Reception
- Garden Space Front and Rear with the Potential for Additional Parking
- Well Proportioned Garage with Up and Over Doors
- Very Well Presented with The Opportunity to Modernise

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

£285,000



check out more properties at allenandharris.co.uk



Property Ref:
STG110104 - 0003

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.

Allen & Harris 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.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk