



9 Birch Avenue

Tilehurst, RG30 6BL

Offers in excess of £400,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN.

Presented to the market is this extended three-bedroom semi-detached house offering a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen/breakfast room is ideal for family meals, while the living room serves as a welcoming retreat.

Upon entering, you are greeted by a bright entrance hallway that leads to a convenient downstairs toilet, enhancing the practicality of the home. The first floor features three generously sized bedrooms, ensuring plenty of room for family or guests, along with a well-fitted bathroom.

Outside, the property benefits from off-road parking, a valuable asset in this sought-after location. The rear garden is a delightful space, fully enclosed for privacy, featuring a lovely patio area perfect for al fresco dining, alongside a well-maintained lawn. A side access gate adds to the convenience of the outdoor space.

This charming semi-detached house is an excellent opportunity for families or professionals seeking a comfortable home in a friendly neighbourhood. With its spacious layout and outdoor amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

Council tax band - D

SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- EXTENDED TO THE REAR
- THREE/FOUR BEDROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING
- KITCHEN/BREAKFAST ROOM

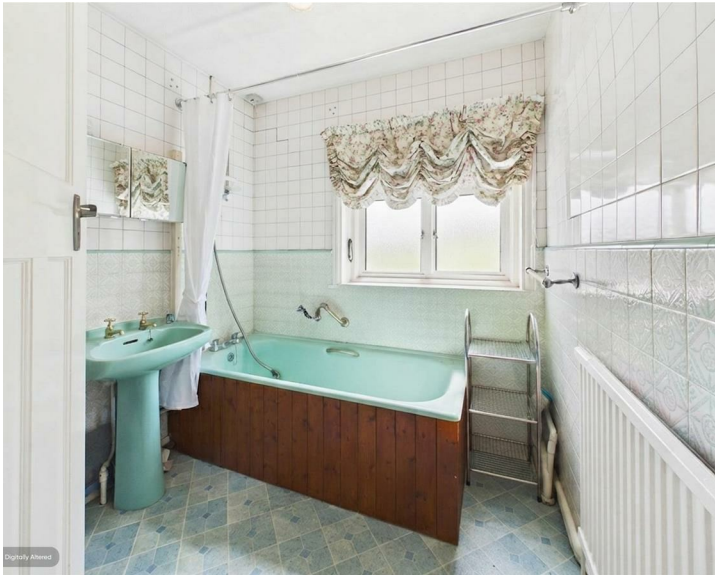
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



Floor 1



Approximate total area^m
1002 ft²
93.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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