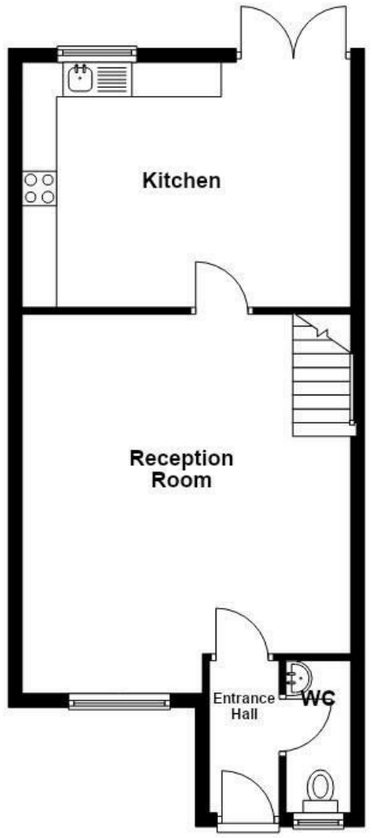
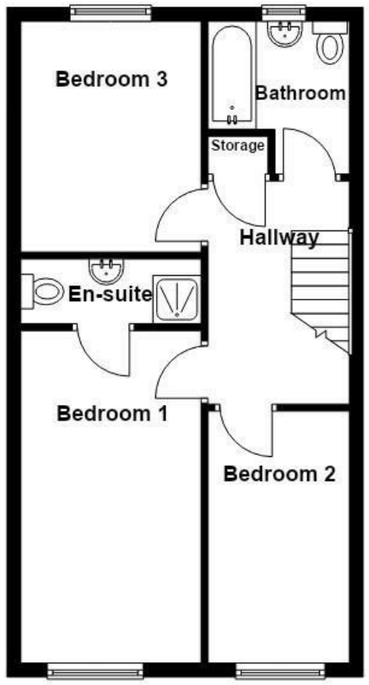
Keenans

Ground Floor



First Floor

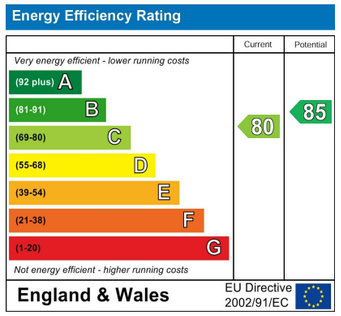












Kings Road, Shaw, OL2 7BJ

Offers In Excess Of £280,000

A STYLISH MODERN HOME WITH THE PERFECT BLEND OF COMFORT, CONVENIENCE & CONTEMPORARY LIVING

THREE BEDROOMS | TWO BATHROOMS | OWN DRIVEWAY | EV CHARGING POINT

Keenans are delighted to present this beautifully appointed three-bedroom semi-detached home on the ever-popular Kings Road, Shaw. Offering a wonderful balance of contemporary style, thoughtfully designed living space and everyday practicality, this is a home that effortlessly ticks all the right boxes.

Stepping inside, you are welcomed by a generous reception room, providing an inviting space to unwind, entertain and enjoy time with family and friends. The accommodation continues with three well-proportioned bedrooms, each offering a comfortable and versatile retreat, complemented by two modern bathrooms that bring an added touch of convenience to everyday living.

Externally, the property continues to impress, with its own driveway providing valuable off-road parking. Adding further appeal is the inclusion of an electric vehicle charging point – a fantastic modern addition for today's lifestyle.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

Kings Road, Shaw, OL2 7BJ

Offers In Excess Of £280,000

3 2 1 C

- Council Tax Band - C
- Off Street Parking
- Three Well Proportioned Bedrooms
- Access To Major Network Links
- EPC Rating - C
- Semi-Detached Family Home
- Set In A Desirable Area
- Tenure - Leasehold
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

Ground Floor

Entrance Hall
7'3 x 3'4 (2.21m x 1.02m)

UPVC double glazed front entrance door and doors to WC and reception room.

WC
7'3 x 3'4 (2.21m x 1.02m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and laminate flooring.

Reception Room
18'1 x 15'8 (5.51m x 4.78m)

UPVC double glazed window, central heating radiator, television point and door to the kitchen.

Kitchen
15'8 x 11'8 (4.78m x 3.56m)

UPVC double glazed window, central heating radiator, a range of high gloss wall and base units with laminate work surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, stainless steel extractor hood, integrated fridge freezer, washing machine and dishwasher, smoke alarm, spotlights, and UPVC French doors leading to the rear.

First Floor

Landing
10'8 x 6'9 (3.25m x 2.06m)

UPVC double glazed window, central heating radiator and doors to three bedrooms and bathroom.

Bedroom One
12'0 x 8'5 (3.66m x 2.57m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite
8'7 x 3'1 (2.62m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower unit with rinse head, part tiled elevations and lino flooring.

Bedroom Two
12'0 x 6'9 (3.66m x 2.06m)

UPVC double glazed window and central heating radiator.

Bedroom Three
11'0 x 8'7 (3.35m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom
7'3x6'9 (2.21mx2.06m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and electric feed shower overhead, part tiled elevations and lino flooring.

External

Front
Block paved driveway with electric car charging point.

Rear
Paved and laid to lawn garden with planted beds.










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