



24 WELHAM MANOR, WELHAM GREEN AL9 7EL

Asking Price £419,950 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

A well presented two bedroom modern terraced house offering well balanced accommodation along with pretty south facing garden and allocated parking space. The property comprises a generous size living room opening to the dining room and modern fitted kitchen. To the first floor there is one double bedroom and a single bedroom enjoying countryside views, built in wardrobes and bathroom. Side pedestrian access leads to a pretty south facing garden with an abundance of flowers and plants with storage shed.





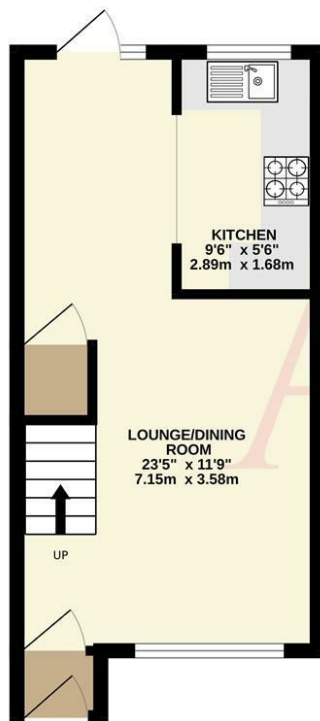
Property Features

- Lounge/Dinning Room: 23'5 x 11'9
- Kitchen: 9'6 x 5'6
- Bathroom
- Close to Shops & Rail Station
- Countryside Views
- Bedroom One: 10'7 x 8'10
- Bedroom Two: 9'10 x 6'4
- Allocated Parking
- Far Reaching views
- Pretty Mature Garden

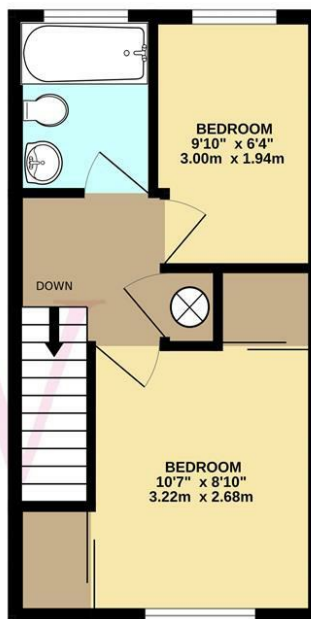
Agents Notes

The property benefits from double glazed windows and gas radiator central heating with further scope to extend (subject to planning).

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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