



## Birchgrove Close, Guide Price £220,000 to £225,000

- NO CHAIN
- OPEN PLAN LIVING
- LARGE PLOT AND GARDENS
- DRIVEWAY AND GARAGE
- QUIET CUL DE SAC
- EPC Rating: D



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**Pinkmove**

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## About the property

The property boasts three beautifully presented bedrooms; two spacious double bedrooms and a charming single bedroom, each filled with an abundance of natural light. The house also benefits from having two reception rooms, adding to the overall spacious feel of the property. The living room is the heart of the home, offering a welcoming space for relaxation, while the dining room provides an elegant setting for entertaining guests or enjoying family meals.

A standout feature of this property is the practical and well-lit kitchen, perfect for those who enjoy cooking. This room is filled with ample natural light, making it a pleasant space to prepare meals.

The exterior of this property is just as impressive as the interior. A large driveway provides ample parking space, while the single garage offers additional secure parking or storage. The house is also complemented by a beautifully maintained garden, perfect for outdoor entertaining or for children to play.

This property is ideally located with excellent public transport links and nearby schools, making it an ideal choice for families. Local amenities are also within easy reach, adding to the convenience of this location.

There is no onward chain with this property, making this an unmissable opportunity for those looking to move into a new home swiftly. This property truly is a gem in a popular area, the perfect place to call home.







## Accommodation

### Hallway

### Living Room

13' x 10' 2" ( 3.96m x 3.10m )

### Dining Room

10' 10" x 9' ( 3.30m x 2.74m )

### Kitchen

10' 5" x 7' 6" ( 3.17m x 2.29m )

### Landing

### Bedroom 1

13' x 10' ( 3.96m x 3.05m )

### Bedroom 2

10' 11" x 10' ( 3.33m x 3.05m )

### Bedroom 3

9' 11" x 6' 6" ( 3.02m x 1.98m )

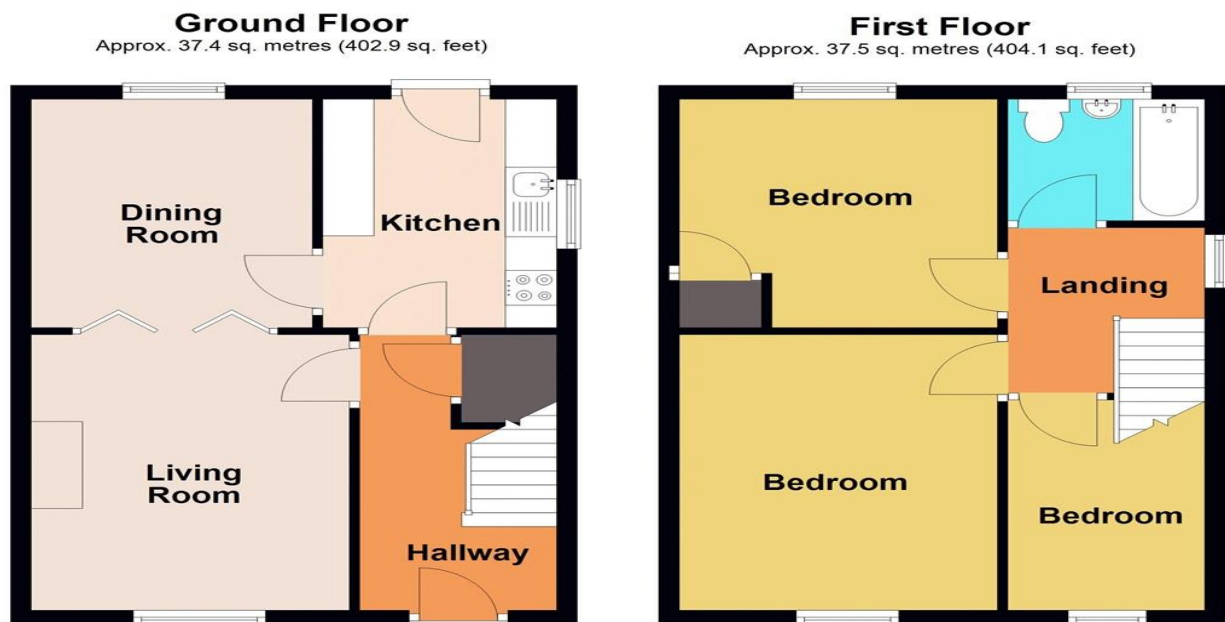
### Bathroom

5' 9" x 6' 6" ( 1.75m x 1.98m )

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## Floorplan



Total area: approx. 75.0 sq. metres (807.0 sq. feet)

## Important Information

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