



**Rosslyn Avenue,**



**welcome to**

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This three-bed home in Aston offers a kitchen, dining room with garden access, spacious lounge, family bathroom, and three bedrooms. Outside features include front and rear gardens, a paved seating area, driveway, and garage.



## Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

## Lounge

13' 1" x 12' 3" ( 3.99m x 3.73m )

Front facing double glazed window and radiator.

## Dining Room

10' 4" x 10' 2" ( 3.15m x 3.10m )

Double glazed patio doors leads to the rear garden and radiator.

## Kitchen

10' 1" x 8' 9" ( 3.07m x 2.67m )

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs.

Cooker position, space and plumbing for washing machine. Rear facing double glazed window and a side door leads to the outside.

## Landing

Side facing double glazed window and radiator.

## Shower Room

A suite comprising shower cubicle, wc and wash hand basin. Rear facing double glazed window and heated towel rail.

## Bedroom One

11' 1" x 9' 7" ( 3.38m x 2.92m )

Front facing double glazed window and radiator.

## Bedroom Two

9' x 8' 5" ( 2.74m x 2.57m )

Rear facing double glazed window and radiator.

## Bedroom Three

9' 7" x 4' 5" ( 2.92m x 1.35m )

Front facing double glazed window and radiator.

## Drive & Garage

A drive leads to the garage.

## Gardens

To the front of the property is a lawned garden and further enclosed garden to the rear with paved seating area.



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welcome to

## Rosslyn Avenue,

- Semi detached property
- Three bedrooms
- Drive & Garage
- No chain
- Sought after area

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

offers in the region of

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114422 - 0006

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