FOR SALE

Scribers Lane, Hall Green

3 Bedrooms, 1 Bathroom, Bungalow

£320,000

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- **Detached Bungalow**
- **Two/Three Bedrooms**
- **Modern Kitchen**
- **Driveway for Several Vehicles**
- **Council Tax Band D**

APPROACH The bungalow is set behind driveway providing parking for several vehicles.

PORCH with upvc entrance door at front.

ENTRANCE HALL with timber door at front, two radiators and from which lead:

LOUNGE 12' 7" x 11' 1" (3.84m x 3.38m) having double glazed bay window to the front, Adams style fireplace surround, radiator and coved ceiling.

MODERN KITCHEN 12' 7" x 8' 1" (3.84m x 2.47m) being fitted with a matching range of modern base and wall units with inset single drainer sink unit, built in four plate gas hob unit with oven under and extractor hood over, plumbing for washing machine, radiator and double glazed windows to front and side.

BEDROOM ONE 12' 2" x 11' 1" (3.72m x 3.38m) with radiator and double glazed window to the rear.

BEDROOM TWO 10' 3" x 8' 9" (3.14m x 2.68m) with radiator and double glazed window to the side.

BEDROOM THREE/LIVING ROOM 13' 4" x 13' 0" (4.07m x 3.97m) with fitted double wardrobe/storage cupboard, radiator, double glazed window to side with further windows at rear and door to:

SHOWER ROOM with tiling to walls and floor and fitted with walk in shower cubicle, vanity wash hand basin, low level w.c.,radiator and obscure double glazed window to the rear.

OUTSIDE To the rear is a generous sized garden laid mainly to lawn with gated side entrance.

TENURE We are advised by the vendor that the

bungalow is FREEHOLD (subject to verification by your solicitor).

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
84

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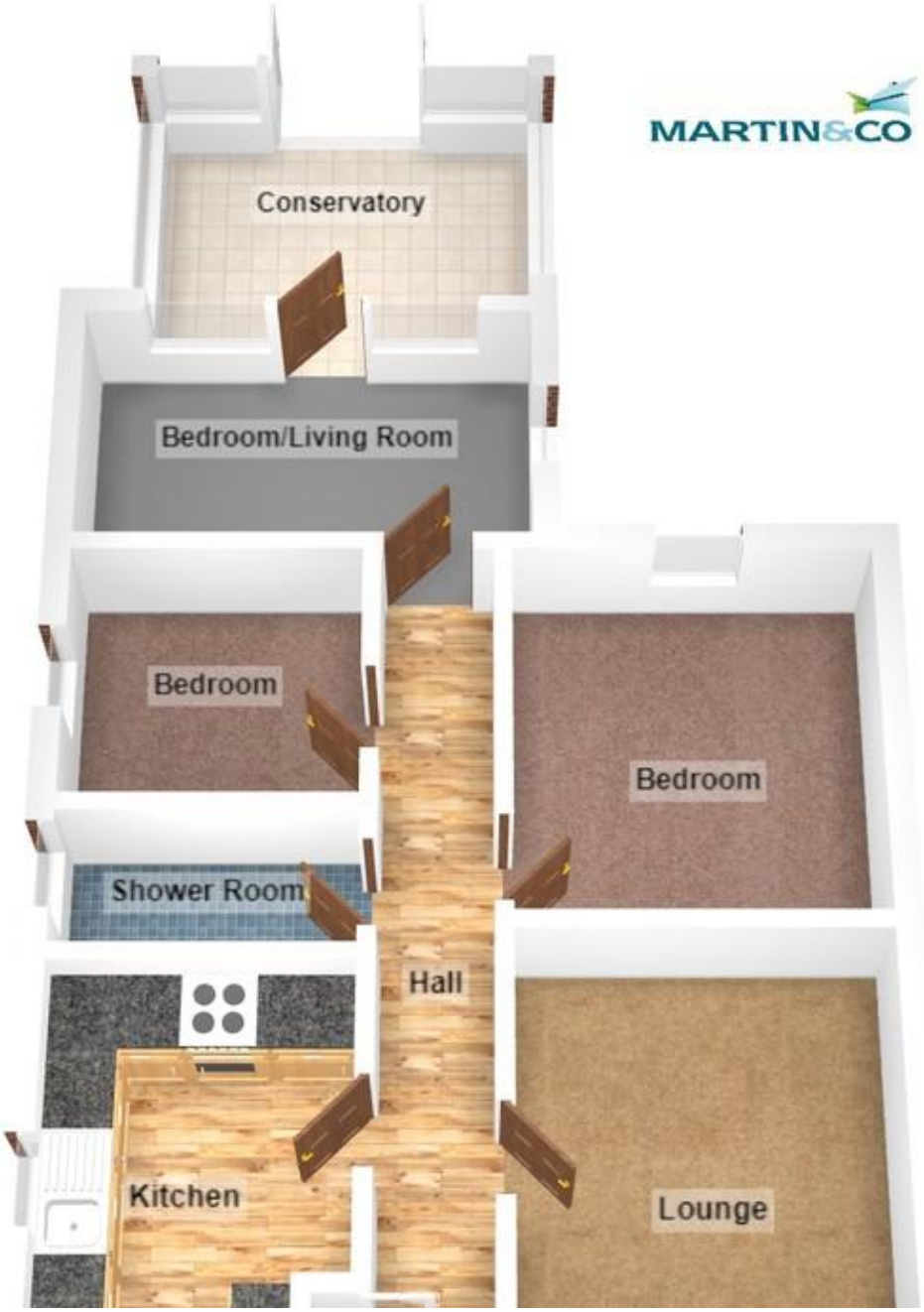
124
51
41
31
142.4m
142.9m



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The Property Ombudsman