

FOR SALE



Scribers Lane, Hall Green

3 Bedrooms, 1 Bathroom, Bungalow

£315,000



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- Detached Bungalow
- Two/Three Bedrooms
- Modern Kitchen
- Driveway for Several Vehicles
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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



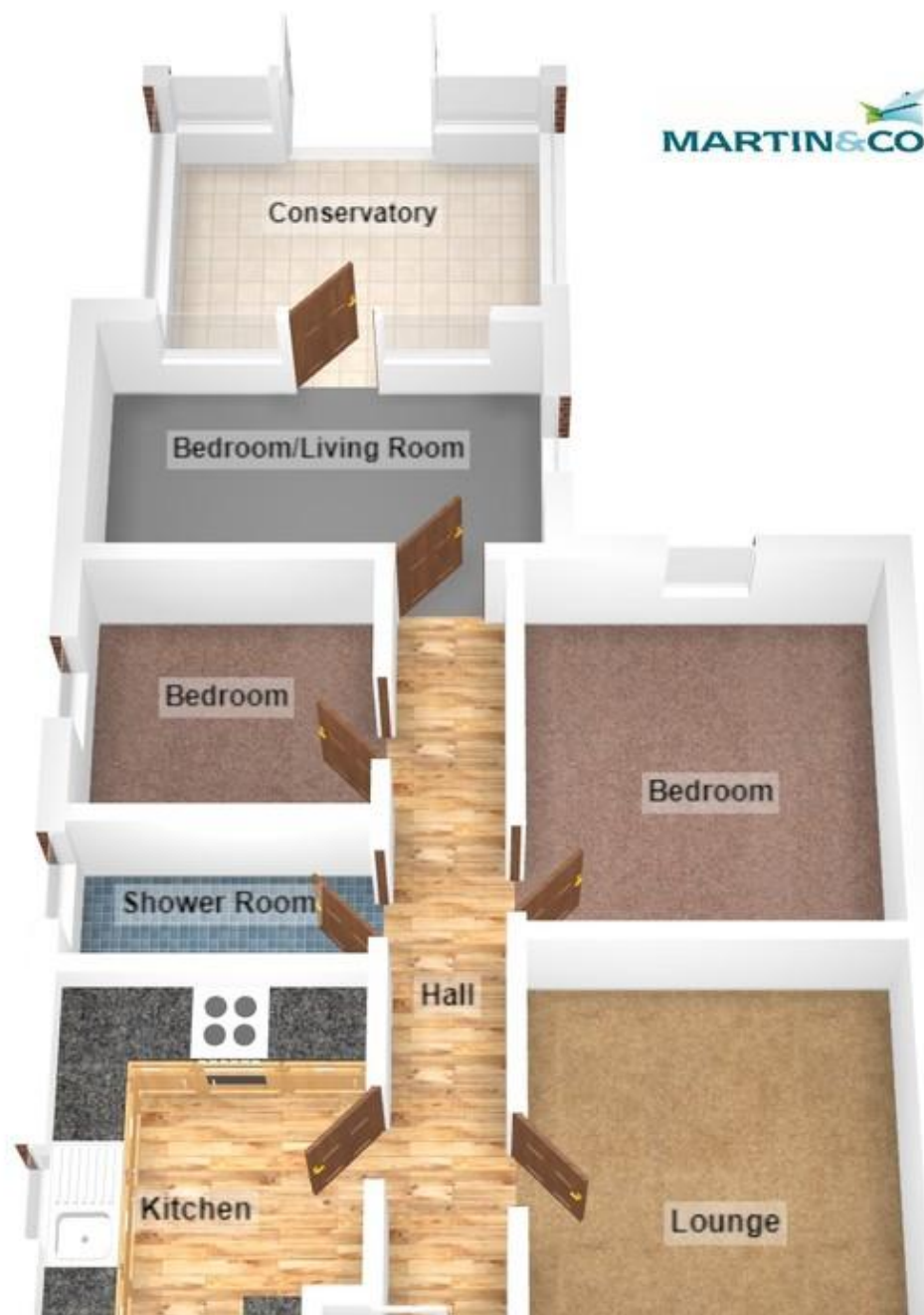
bungalow is FREEHOLD (subject to verification by your solicitor).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.