## 50 Valley Road

CW2 8JY

**Asking Price £245,000**

3 | 1 | 1 | D

STEPHENSON BROWNE

Stephenson Browne are delighted to present this charming semi-detached house on Valley Road which offers a perfect blend of comfort and modern living. With three bedrooms, this home is ideal for families or those seeking extra space. The property features a stylish kitchen/diner, perfect for entertaining or enjoying family meals, and a welcoming lounge that provides a cosy retreat.

To the rear is the conservatory, which invites natural light and offers a lovely view of the garden, mainly laid to lawn, making it an excellent space for relaxation or outdoor activities. The garden is a delightful area for children to play or for hosting summer gatherings.

The property also boasts a modern bathroom, ensuring convenience and comfort for all residents. Additionally, the boarded loft with a ladder provides ample storage space, catering to all your organisational needs.

Parking is a breeze with space for up to four vehicles with the addition of a detached garage. The house has been thoughtfully upgraded by the current vendors, ensuring that it meets the needs of contemporary living.

Situated within walking distance to highly regarded primary and secondary schools, as well as a college, this property is perfect for families prioritising education. The area is known for its community spirit and accessibility, making it a wonderful place to call home.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the opportunity to make this delightful house your new home.

**Entrance Hall**

**Lounge**
13'3" x 9'0" (4.050m x 2.759m)

**Kitchen/Diner**
15'0" x 13'9" (max) (4.576m x 4.210m (max))

**Conservatory**
9'6" x 6'8" (2.912m x 2.047m )

**Garage**

**Stairs To First Floor**

**Bedroom One**
13'11" x 9'3" (4.244m x 2.820m )

**Bedroom Two**
11'7" x 9'3" (3.545m x 2.833m )

**Bedroom Three**
6'4" x 5'6" (1.941m x 1.695m )

**Bathroom**
7'0" x 5'5" (2.159m x 1.665m )

**Landing**

**Externally**
The property has a large driveway with a detached garage. Rear garden mainly laid to lawn.

**AML Disclosure**
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

**Council Tax**
Band B

**Tenure**
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

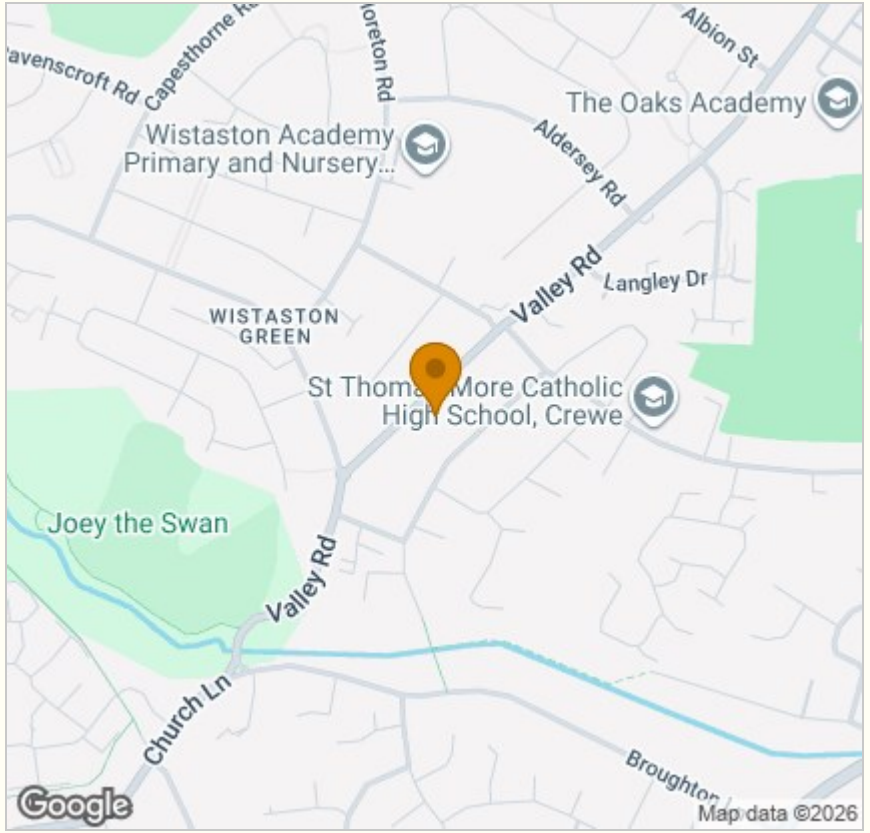
**Why choose us?**
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

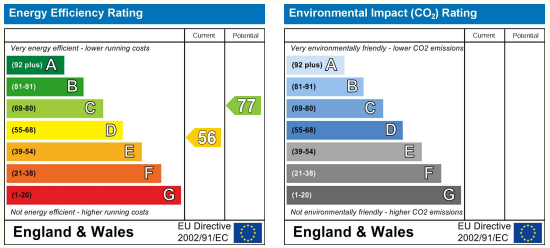
**Agent Note**
The vendor of this property is an employee of Stephenson Browne.

## Floor Plan

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64