



## Birch Road

Mile End, Coleford, Gloucestershire, GL16 7DW

Offers Over £260,000



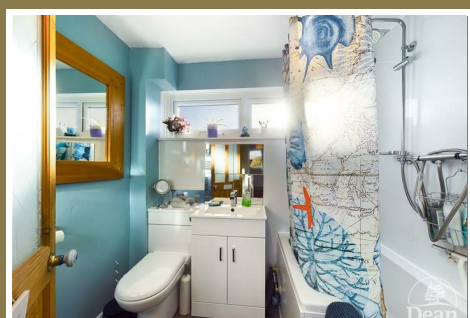
Dean Estate Agents are delighted to offer to the market this beautifully presented three-bedroom semi-detached family home, offering bright and modern accommodation throughout alongside a wonderfully low-maintenance garden and ample off-road parking.

The property is entered via a welcoming entrance hallway with stairs leading to the first floor & access into the main living accommodation. The spacious lounge enjoys an abundance of natural light from the large front aspect window & creates a cosy yet versatile reception space, ideal for relaxing or entertaining. To the rear, the modern fitted kitchen/dining room offers a range of sleek wall and base units with integrated appliances & views over the garden with patio doors opening directly outside, perfect for indoor-outdoor living. Upstairs, the property benefits from three well-proportioned bedrooms & a contemporary family bathroom fitted with a modern white suite and shower over the bath.

Outside, the front of the property offers a generous gravelled driveway providing parking for multiple vehicles along with access to the garage. To the rear is an enclosed and thoughtfully landscaped garden designed for ease of maintenance, featuring seating areas, decorative stone sections, raised planters and a fantastic garden room/home office space, ideal for those working from home or seeking additional versatile space.

This fantastic home would suit growing families, first-time buyers or those looking for a property ready to move straight into.

The village of Mile End is a lovely area with amenities to include a shop and a public house, tourist attractions including Puzzlewood and Perrygrove Railway are also nearby. The nearby town of Coleford has many amenities to include doctors surgeries, schools, independent shops and cafes, a cinema and a library.



Approached via part UPVC double glazed frosted glass door into:

**Entrance Hallway:**  
9'10" x 5'8" (3.00m x 1.75m)

Stairs to the first floor landing, power & lighting, understairs storage space, radiator, smoke alarm, door into both the lounge & kitchen/dining room.

**Lounge:**  
11'8" x 12'0" (3.56m x 3.68m)

Front aspect UPVC double glazed window, TV point, power & lighting, opening giving access to the kitchen/dining room.

**Kitchen/Dining Room:**  
10'5" x 8'3" (3.18m x 2.54m)

A range of base, wall and drawer units, worktop, a built in larder, an induction hob, a composite single drainer unit with tap over, a built in oven and microwave, USB points, power & lighting, rear aspect UPVC double glazed window, space for a fridge/freezer, radiator.

**Dining Room:**  
8'5" x 8'5" (2.59m x 2.57m)

Radiator, rear aspect UPVC double glazed sliding patio door giving access to the garden.

**First Floor Landing:**  
6'5" x 5'10" (1.98m x 1.78m)

Access to loft space, bedrooms & bathroom.

**Bedroom One:**  
10'11" x 9'8" (3.33m x 2.95m)

Front aspect UPVC double glazed window, a storage space, power & lighting, double panelled radiator.

**Bedroom Two:**  
8'7" x 8'5" (2.62m x 2.57m)

Rear aspect UPVC double glazed window, built in wardrobe, power & lighting, radiator.

**Bedroom Three:**  
8'2" x 8'3" (2.51m x 2.54m)

Accessed via a sliding wood door, front aspect UPVC double glazed window, double panelled radiator.

#### Bathroom:

5'2" x 7'3" (1.60m x 2.21m)

A small coupled W.C., a vanity wash basin with tap over, heated towel rail, a modern panelled bath with a mains shower overhead, rear aspect UPVC double glazed frosted window.

#### Outside:

Outside, the property enjoys a generous frontage with a large gravelled driveway providing ample off-road parking for multiple vehicles, alongside access to the garage. A pathway leads to the front entrance with a neatly maintained lawned area adding to the home's attractive kerb appeal.

To the rear is a beautifully landscaped and low-maintenance garden, thoughtfully designed with a variety of seating and entertaining areas. The garden features decorative stone sections, raised timber planters, mature

shrubs and colourful planting, creating a bright and inviting outdoor space. A superb garden room/home office sits at the rear of the garden, offering versatile additional space ideal for working from home, hobbies or relaxation. The garden is enclosed by fencing, providing a good degree of privacy and a safe environment for children or pets.

#### Summerhouse/Home Office:

Insulated, power, front and side aspect UPVC double glazed windows.

#### Garage:

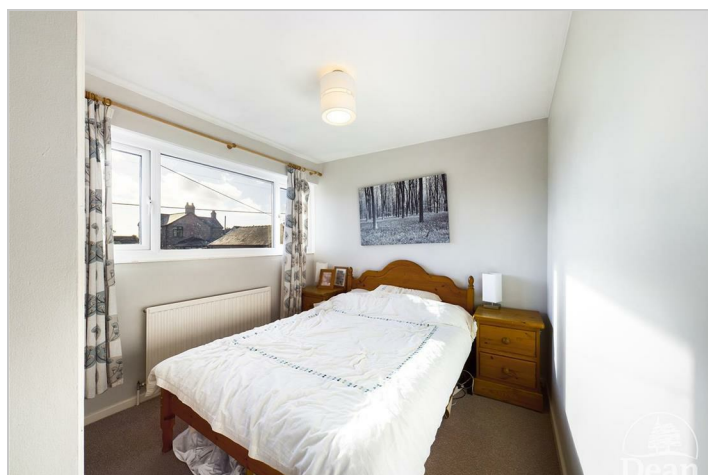
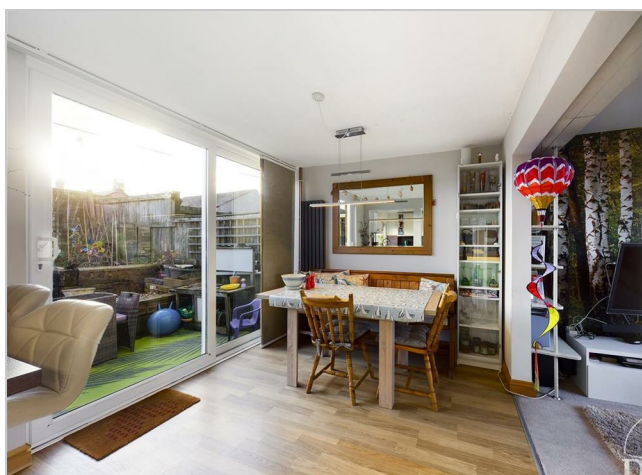
16'4" x 8'0" (4.99m x 2.46m)

Accessed via a manual up and over garage door, power & lighting.

#### Garage Utility:

6'0" x 8'0" (1.84m x 2.46m)

This is to the rear of the garage, space for a washing machine, space for a tumbledryer, storage cupboards, power points, rear aspect single glazed window.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

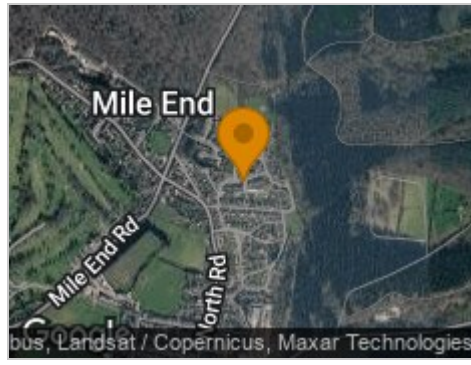
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

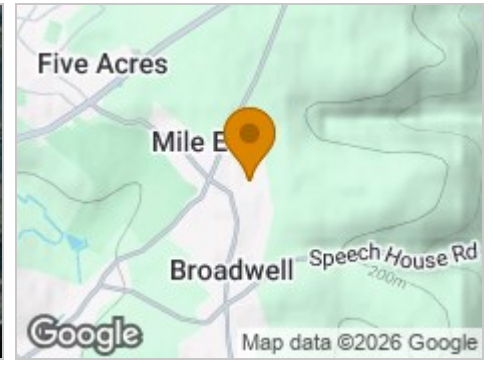
## Road Map



## Hybrid Map



## Terrain Map



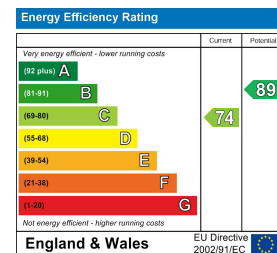
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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