





FANTASTIC FAMILY HOME WITH THREE SPACIOUS BEDROOMS LOCATED IN WHEATLEY. A lovely family home that offers plenty of space for any buyer and with a large rear garden, you will not be disappointed when you view this. The property in brief comprises of entrance hall, living room with French doors, dining room, kitchen, side lean to and entrance hallway including storage room/W/C, stairs, first floor landing, three bedrooms, bathroom, front/rear gardens and a driveway for off street parking. A **WONDERFUL BUY AND AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE HALL

12' 11" x 5' 10" (3.96m x 1.80m) A delightful family home which has been recently decorated to create a move in ready home for the buyer. The property is entered via the front facing double glazed frosted door to the entrance hallway, stairs lead to the first floor landing, radiator, under stairs storage cupboard and a telephone point.

LIVING ROOM

12' 9" x 13' 0" (3.90m x 3.98m) Lovely reception space that opens up into the rear garden via the rear facing double glazed French doors, two rear facing double glazed windows, pebble effect electric fire with a decorative surround, coving to the ceiling, radiator and a television point.

DINING ROOM

10' 3" x 9' 3" (3.13m x 2.83m) Second reception space that lends itself to a dining room with rear facing double glazed window, radiator and laminate flooring.



KITCHEN

10' 2" x 9' 4" (3.11m x 2.86m) Nicely presented kitchen benefitting from fitted units at eye and base level with rolled top surfaces, incorporating a single bowl sink with drainer unit, four ring gas hob with single electric oven, partially tiled splash backs above the work surfaces, space for a fridge, space for a freezer, radiator, spotlights to the ceiling and a wall mounted boiler unit.

LEAN TO

18' 7" x 7' 1" (5.68m x 2.16m) Accessed from the kitchen, providing a storage space and WC. Also benefits from a rear facing single glazed frosted door to the garden and fitted base level storage units.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 11" x 5' 10" (2.13m x 1.80m) Providing access to all bedrooms/bathroom with front facing double glazed window, storage cupboard and a loft access point.

BEDROOM

13' 4" x 10' 4" (4.07m x 3.17m) Lovely size bedroom with rear facing double glazed window and a radiator.

BEDROOM

10' 5" x 9' 10" (3.20m x 3.02m) Further spacious bedroom positioned at the rear of the property with a radiator and a telephone point.

BEDROOM

8' 6" x 8' 3" (2.61m x 2.52m) Overlooking the front garden via the front facing double glazed window, with storage cupboard and a radiator.







BATHROOM

8' 2" x 5' 6" (2.51m x 1.68m) Beautifully presented bathroom with four piece suite comprising of a low flush corner WC, wash hand basin, rolled top bath, corner shower cubicle, tiled flooring, heated towel radiator, spotlights to the ceiling, partially tiled walls, extractor fan and two side facing double glazed frosted windows.

FRONT GARDEN & DRIVEWAY

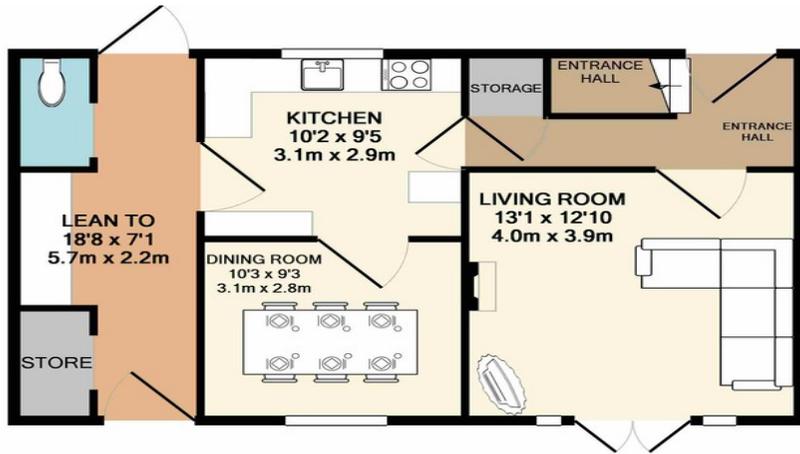
With open access to the concrete/paved driveway providing off street parking, side access gate to the rear garden, partially fence enclosed, hedge border to the front and a central gravelled/shrub bed.



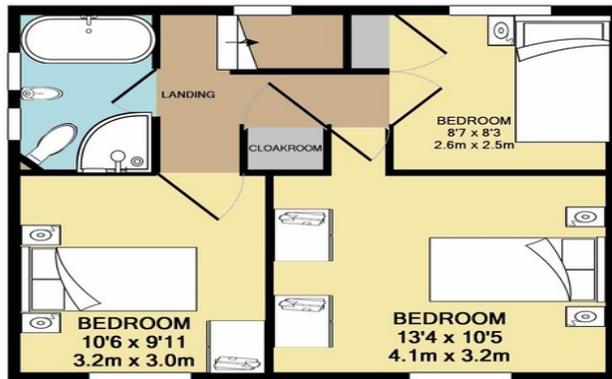
REAR GARDEN

Fantastic large space that is mainly laid to lawn with shrub borders, hedge/fence partial enclosure and a paved area.





GROUND FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	62
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	60
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	