





**WHAT A STUNNING LITTLE HOME THIS IS, LOCATED IN WHEATLEY HILLS, WITH TWO BEDROOMS AND BEAUTIFULLY DECORATED. This two bedroom bay fronted semi-detached in a much sought after location will please any buyer with immaculate decor and deceptively spacious accommodation, briefly comprising of entrance hall, living room, kitchen/dining room, stairs, landing, two bedrooms, bathroom, driveway, front and rear lovely gardens. A GREAT FIRST TIME BUY OR POTENTIAL INVESTMENT.**

#### **ENTRANCE HALL**

You will not want to miss this delightful home which is entered via the side facing double glazed frosted door to the entrance hallway, side facing double glazed window, laminate flooring, alarm system, access doors to the living room/kitchen/diner and stairs leading to the first floor.

#### **LIVING ROOM**

12' 8" x 11' 1" (3.87m x 3.38m) Lovely living space positioned at the front of the property with a front facing double glazed bay window, feature decorative fireplace, radiator, coving to the ceiling, television point and laminate flooring.



### KITCHEN/DINER

12' 8" x 11' 9" (3.88m x 3.60m) Modern fitted kitchen/dining area overlooking the rear landscaped gardens, with rear facing double glazed door, two rear facing double glazed windows, side facing double glazed frosted window, fitted units at eye and base level with square edge work surfaces plus matching splash backs, incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, electric single oven, space for a fridge/freezer, storage cupboard beneath the stairs, spotlights to the ceiling and tiled flooring.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

Providing access to both bedrooms and the bathroom.

### BEDROOM

12' 8" x 11' 1" (3.87m x 3.38m) Superb bright double bedroom with front facing double glazed bay window, radiator and coving to the ceiling.

### BEDROOM

9' 10" x 7' 10" (3.01m x 2.39m) Further spacious bedroom positioned at the rear of the property with rear facing double glazed window, radiator, coving to the ceiling and a storage cupboard above the stairs.

### BATHROOM

Stunning bathroom with three piece suite, comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen mounted above, dual shower head, heated towel radiator, tiled flooring, partially tiled walls, spotlights to the ceiling and a rear facing double glazed frosted window.







### FRONT GARDEN

Small lawn area with shrub bed borders, partial fence enclosure, open access to the driveway and side access to the rear garden.

### DRIVEWAY

Providing off street parking on the driveway.

### REAR GARDEN

Lovely landscaped rear garden with a central lawn area, surrounding shrub beds, partial fence enclosure and a shed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	