ABODE
SALES & LETTINGS

Wetmore Road, DE14 1QS

Asking Price £115,000



https://www.abodemidlands.co.uk



A traditional two-bedroom terraced home offering a straightforward layout arranged over two floors, with two separate reception rooms, a kitchen, two bedrooms and a generously proportioned first-floor bathroom. The property provides an opportunity for a purchaser looking to take on a home and make their own improvements, while also benefiting from a long rear garden.





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Accommodation

Ground Floor

The accommodation begins with a living room positioned at the front of the property, with access leading through to a separate dining room at the centre of the house. Stairs rise from this area to the first floor.

Beyond the dining room is the kitchen, positioned at the rear and providing access out towards the garden.

First Floor

Upstairs, the landing connects the first-floor accommodation. The master bedroom is positioned to the front, with bedroom two located towards the rear.

Completing the first floor is a family bathroom, fitted with a bath, wash hand basin and WC.

Outside

To the rear is a particularly long garden, beginning with a paved patio area before continuing into a substantial lawned section. The garden is enclosed by fencing to either side and offers plenty of scope for a purchaser to create their own outside space.













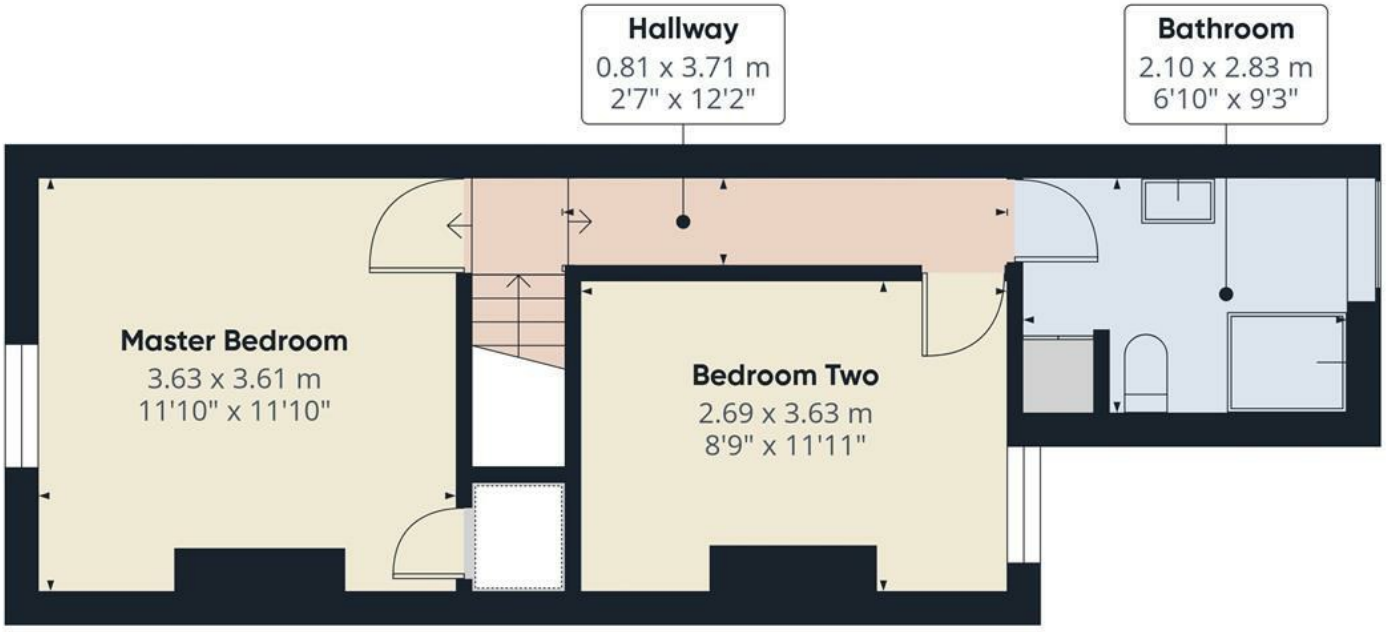





BODE



Floor 0





Floor 1

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Approximate total area(1)

70 m²

753 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

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