



A beautifully presented and thoughtfully modernised four-bedroom semi-detached home, ideally situated in a convenient location with excellent access to local amenities and transport links. The property offers well-proportioned and contemporary accommodation throughout, including a welcoming entrance hall, downstairs cloakroom, a modern refitted kitchen and spacious living accommodation. To the first floor are four bedrooms and a stylishly refitted family bathroom. Further benefits include an integral garage, providing useful storage and parking, while externally the rear garden has been attractively landscaped with a patio area leading onto a lawn. A particularly appealing feature is the direct access from the rear of the garden onto adjoining greenspace, providing an attractive outlook and a pleasant sense of openness. An excellent family home which combines modern presentation with practical accommodation and an appealing outdoor setting.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 4 bedroom semi detached
- Well presented throughout
- Refitted family kitchen and family bathroom
- Landscape garden with gate to greenspace
- Cloakroom
- Garage and off road parking





Council tax band D

Council- WBC

Additional information:

Parking

The property has a driveway leading to the garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

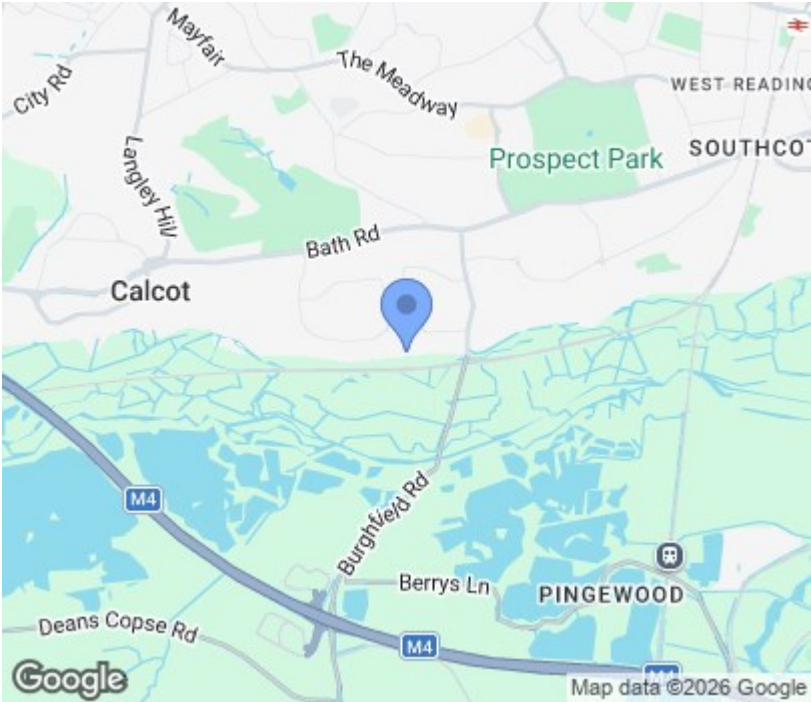
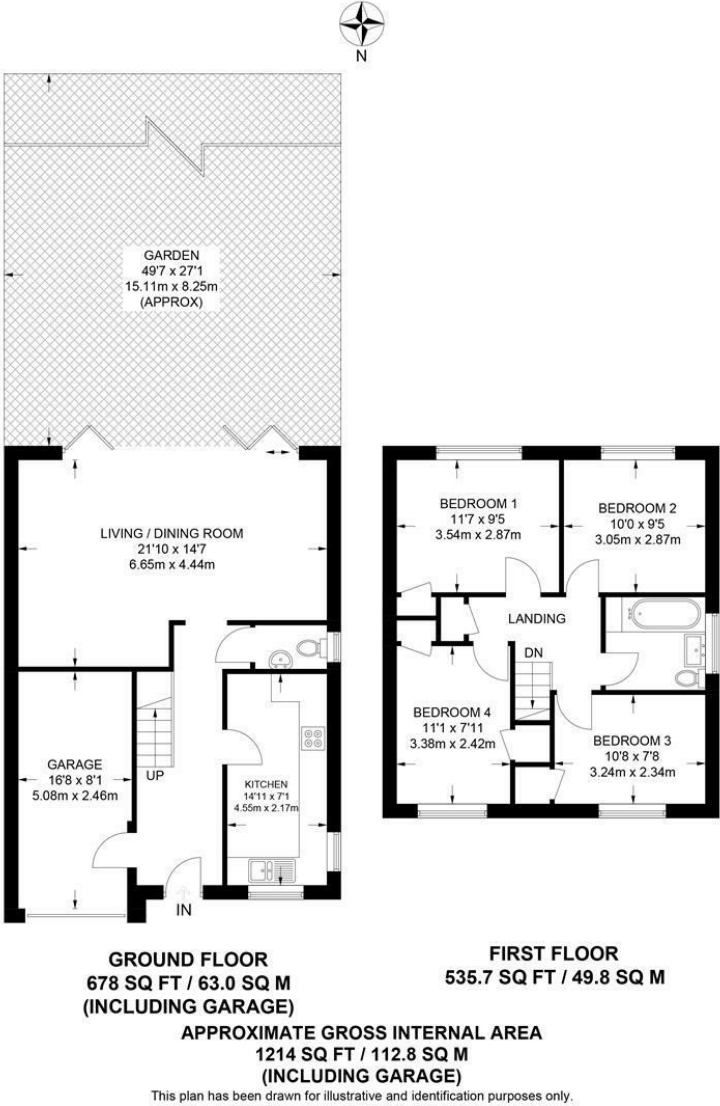
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



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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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.