



154 GREENBARN WAY BLACKROD BL6 5TF

£260,000

Located in a popular estate and offering particularly versatile accommodation is this 2/3-bedroom link semi-detached finished in a modern style. To the ground floor there are three large reception rooms and so one or indeed both of these could be used as a ground floor bedroom if desired.

To the first floor, there are two double bedrooms and the three-piece bathroom. It is worthy of note that Kitchen with walk in pantry unit was fitted during November 2022 and the first-floor windows were replaced during 2025.

Externally there is a double driveway to the front and a generous rear garden. Properties offering such flexibility often generate good rates of interest.

The sellers inform us that the property is Freehold

Council Tax Band B - £1,892.76

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

Evidence of title

Standard searches (regulated local authority, water and drainage and environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property.

The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc. VAT upon completion

Ground Floor

Entrance Porch

4' 3" x 4' 10" (1.30m x 1.47m)

Reception Room

13' 10" (max over stairs) x 13' 4" (4.22m x 4.06m) Window to the front. Stairs to first floor. Understairs storage.

Kitchen

13' 10" x 7' 11" (4.22m x 2.41m) Fitted in November 2022. Wall and base units in a matt light grey. Rear window. Rear door. Integral oven, hob and extractor. Large corner walk in pantry unit.

Family Room/Bedroom 3

8' 0" x 16' 4" (2.44m x 4.98m) Window to the front. Access to this room is either from the entrance hallway or the dining room.

Dining Room

8' 0" x 14' 11" (2.44m x 4.55m) French doors to the rear garden

First Floor

Landing

Bedroom 1

10' 6" x 11' 8" (3.20m x 3.56m) Front double. Fitted over stairs store measuring 3' 1" x 5' 5" (0.94m x 1.65m)

Bedroom 2

8' 0" x 9' 8" (2.44m x 2.95m) Looking to the rear garden

Bathroom

5' 6" x 6' 8" (1.68m x 2.03m) To the rear. Rear window. Fully tiled to the walls and floor. Towel heater radiator. Bath with shower over, hand basin, WC. Bathroom panelling to ceiling.

Exterior

Front Drive

Rear Garden

A good size with two patio areas and lawns.