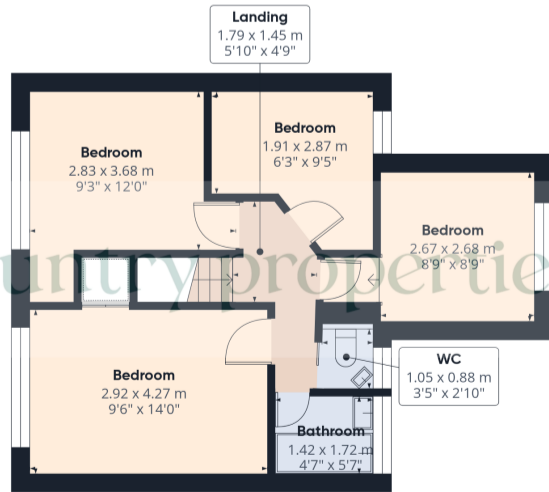


Ground Floor



Floor 1

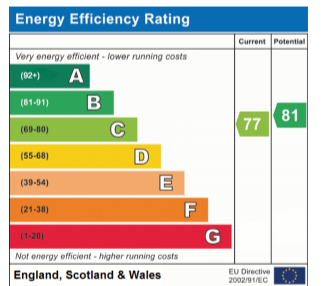


Approximate total area<sup>(1)</sup>  
 94.7 m<sup>2</sup>  
 1020 ft<sup>2</sup>

(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.

GIRAFFE 360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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"Spacious family home in a sought-after location close to Commonswood School!"

This well-presented four bedroom home offers spacious and versatile accommodation ideal for family living. The ground floor features a welcoming entrance hall, a bright lounge leading to a dining area, a well-equipped kitchen with garden access and a downstairs shower room. Upstairs are four bedrooms, a family bathroom and a separate WC. The property also benefits from a rear garden with a decked seating area, lawn and access to woodland. Conveniently located close to Commonswood School.

- CHAIN FREE
- DOUBLE STOREY REAR EXTENSION
- 4 BED TERRACE
- SOUTH FACING GARDEN
- CLOSE TO COMMONSWOOD SCHOOL
- BACKING ONTO WOODLAND
- DOWNSTAIRS SHOWER ROOM
- SEPERATE DINING ROOM

## Ground Floor

### Entrance Hall

Wood flooring with doors leading to the kitchen and living room. Carpeted staircase rising to the first floor. Radiator, double-glazed UPVC porthole window to the front, and sunken ceiling downlights.

### Kitchen

Accessed from the entrance hall, the kitchen features a range of floor and wall-mounted storage cupboards with cream frontages. Space for a freestanding fridge-freezer, washing machine, tumble dryer, dishwasher, and Range Master oven. Stainless steel sink with chrome mixer tap. Double-glazed UPVC window overlooking the garden and UPVC door providing direct access to the garden. Tiled splashback, sunken ceiling downlights, and useful storage cupboards, including under-stairs storage and an additional cupboard beside the rear door.

### Lounge

Continuation of wood flooring from the hallway into a spacious lounge with a large double-glazed UPVC window overlooking the front of the property. Gas fireplace, wall-mounted radiator and internet point. Double doors lead through to the dining area.

### Dining Area

Flowing from the living room, the dining area features double-glazed UPVC windows overlooking the garden and double doors opening out to the rear garden. Radiator and door leading to the downstairs shower room.



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### Downstairs Shower Room

Comprising a three-piece suite including a low-level WC with dual flush, a wash hand basin with chrome taps, and a shower cubicle with sliding glass door and wall-mounted riser shower. Double-glazed UPVC window to the side, extractor fan and wall-mounted Logic combi boiler.

## First Floor

### Landing

Carpeted landing with doors leading to all first-floor rooms and access to the loft hatch.

### Bedroom One

Carpeted master bedroom with double-glazed UPVC window overlooking the front. Radiator and useful storage cupboard above the stairs.

### Bedroom Two

Carpeted double bedroom with double-glazed UPVC window to the front. Radiator and space for a freestanding wardrobe.

### Bedroom Three

Carpeted bedroom with double-glazed UPVC window overlooking the rear garden and radiator beneath.

### Bedroom Four

Carpeted bedroom with double-glazed UPVC window to the rear and radiator beneath.

### Bathroom

Fitted with a bath with hot and cold taps and a wall-mounted electric shower, and a wash hand basin with a chrome mixer tap. Extractor fan, sunken ceiling downlights and double-glazed obscure UPVC window overlooking the garden.

### Separate WC

Low-level WC with dual-flush and a wash-hand basin with hot and cold taps. Heated towel rail, sunken ceiling, downlights, and a double-glazed obscure UPVC window to the rear.

## External

### Rear Garden

Decked area providing space for garden furniture and flower beds, leading to a mainly laid-to-lawn garden with a variety of shrubs and hedges. Additional features include a garden shed, outdoor tap and rear fencing with access to woodland.

### Front Garden

Pathway leading to the front door with a gravelled garden and planted flower beds. Hedge boundary to the front.

## Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



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