https://www.abodemidlands.co.uk/

**** MODERN PROPERTY PERFECT FOR A FIRST TIME BUYER OR INVESTMENT ****
Semi detached property, fitted kitchen, lounge and guest cloakroom, two bedrooms, bathroom. Drive and a garden.

KITCHEN DINER
Fitted wall. mounted, base and drawer units with works surfaces and a sink unit. Fitted oven and hob, integrated fridge freezer, plumbing and space for a washing machine, radiator, door to the cloakroom.

CLOAKROOM
Low flush wc, wash hand basin and radiator.

INNER LOBBY
Stairs to the first floor.

LOUNGE
Upvc double glazed door and window onto the garden, radiator.

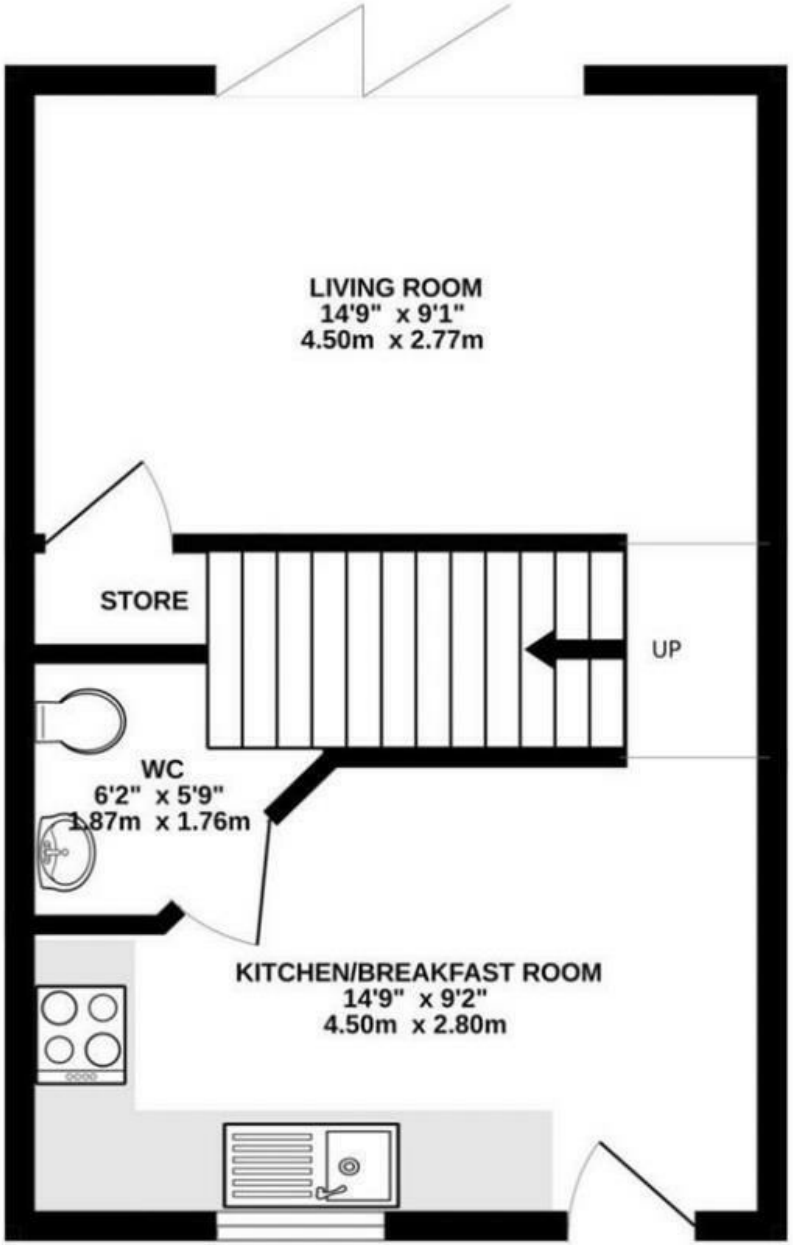
FIRST FLOOR LANDING
Doors to -

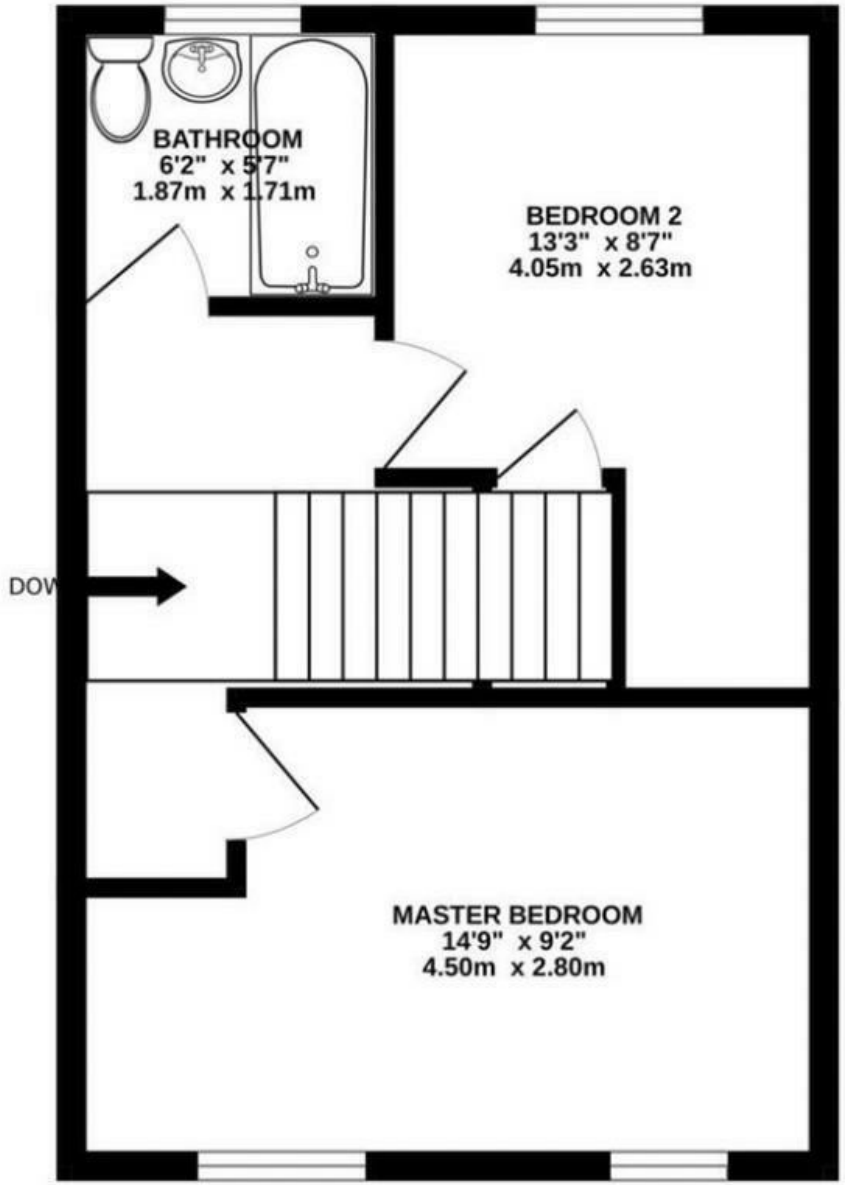
BEDOOM I
Upvc double glazed window and radiator.

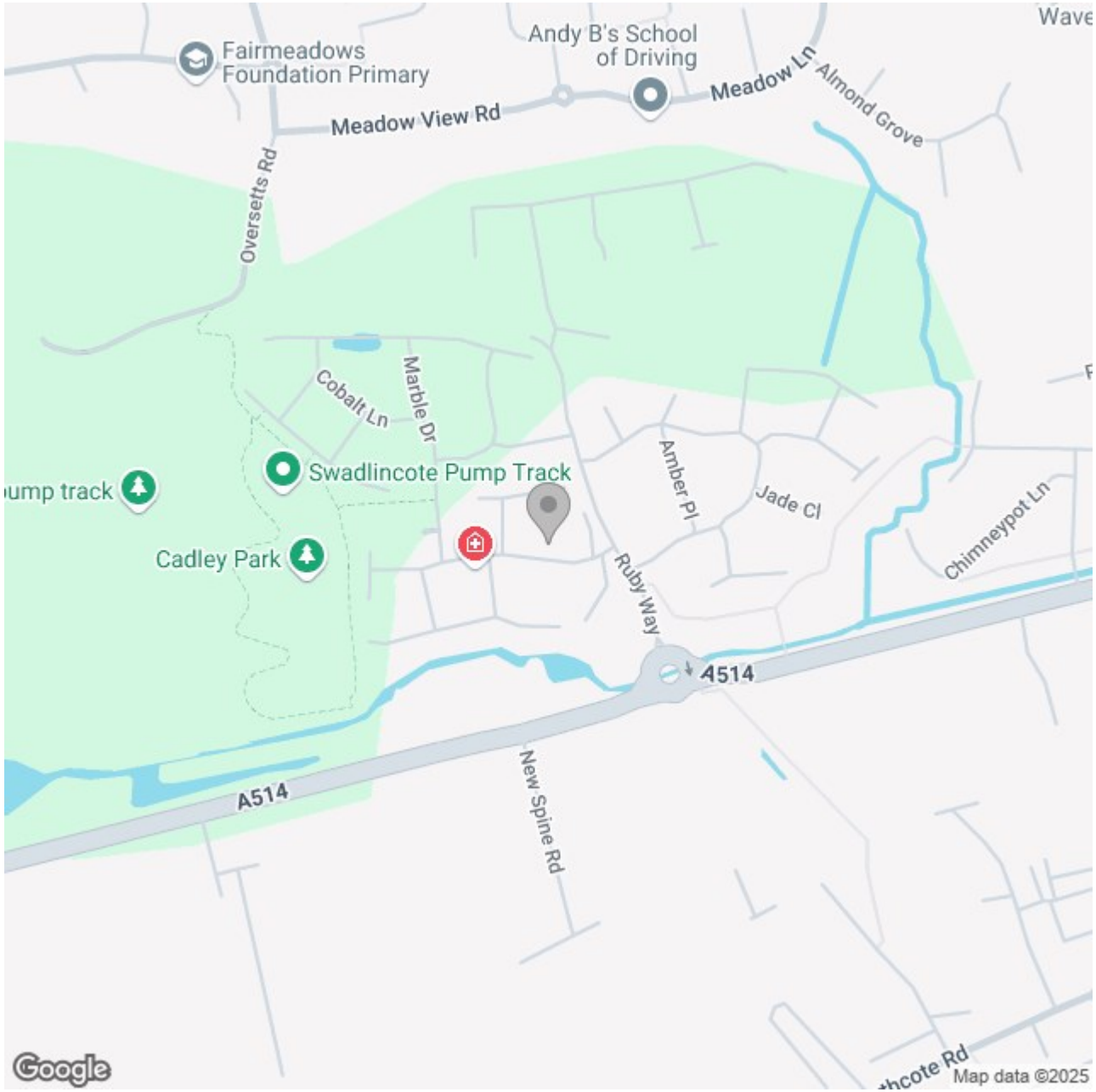
BEDROOM 2
Upvc double glazed window and radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, radiator and a upvc double glazed window.

OUTSIDE
Front drive and an enclosed rear garden.


LIVING ROOM
14'9" x 9'1"
4.50m x 2.77m
STORE
UP
WC
6'2" x 5'9"
1.87m x 1.76m
KITCHEN/BREAKFAST ROOM
14'9" x 9'2"
4.50m x 2.80m


BATHROOM
6'2" x 5'7"
1.87m x 1.71m
BEDROOM 2
13'3" x 8'7"
4.05m x 2.63m
DOW
MASTER BEDROOM
14'9" x 9'2"
4.50m x 2.80m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		97

England & Wales

EU Directive 2002/91/EC