ABODE
SALES & LETTINGS

Sherbrooke Avenue, Wilnecote, B77 5EJ

Asking Price £325,000



https://www.abodemidlands.co.uk







A stylish three-bedroom detached home centred around an impressive open-plan living space which has been completely renovated by the current owner. The kitchen, dining area and lounge flow from the front of the house through to the rear garden, creating a layout that works as well for a quiet evening as it does for having people over. A broad block-paved driveway, integral garage and generous lawned garden add to its everyday practicality.

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Accommodation

Ground floor

The entrance hall leads into a long, light-filled living space. At the front, a bay window gives the lounge a natural place to settle, while the kitchen sits at the heart of the room with sleek cabinetry, integrated ovens and an island with breakfast seating. There is space for a dining table beside the French doors, which open directly onto the patio and garden.

First floor

Upstairs, the principal bedroom and second bedroom are both well-proportioned doubles. The third bedroom offers flexibility as a double bedroom, or home office. The contemporary family bathroom is finished with large-format tiling and has both a bath and a separate walk-in shower. The bathroom has also been refitted by the current owner.

Outside

The block-paved frontage provides off-road parking and access to the integral garage. To the rear, the paved patio leads onto a lawn with planted borders, enclosed by fencing and backed by mature trees.
























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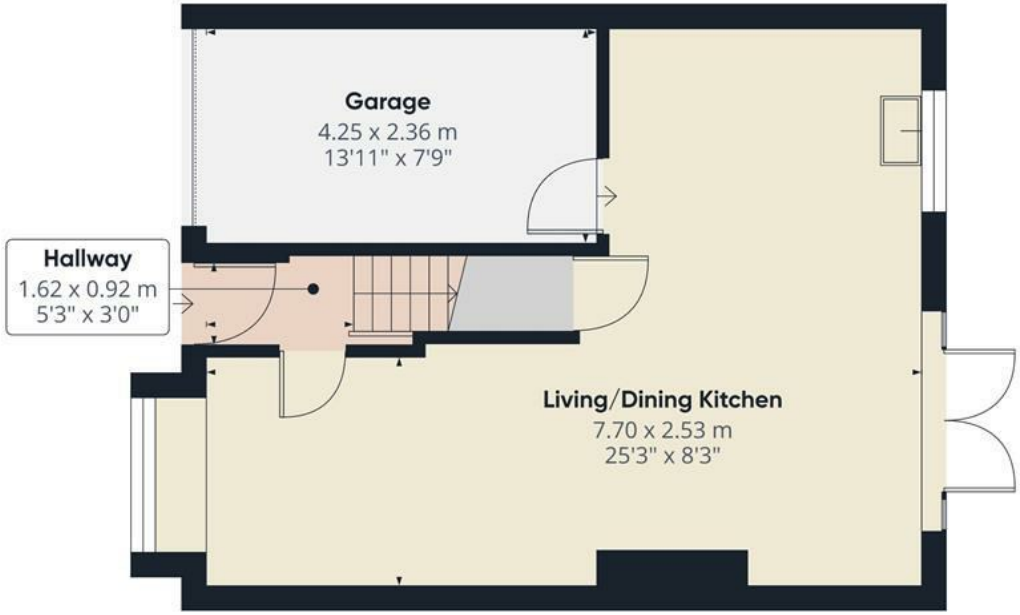
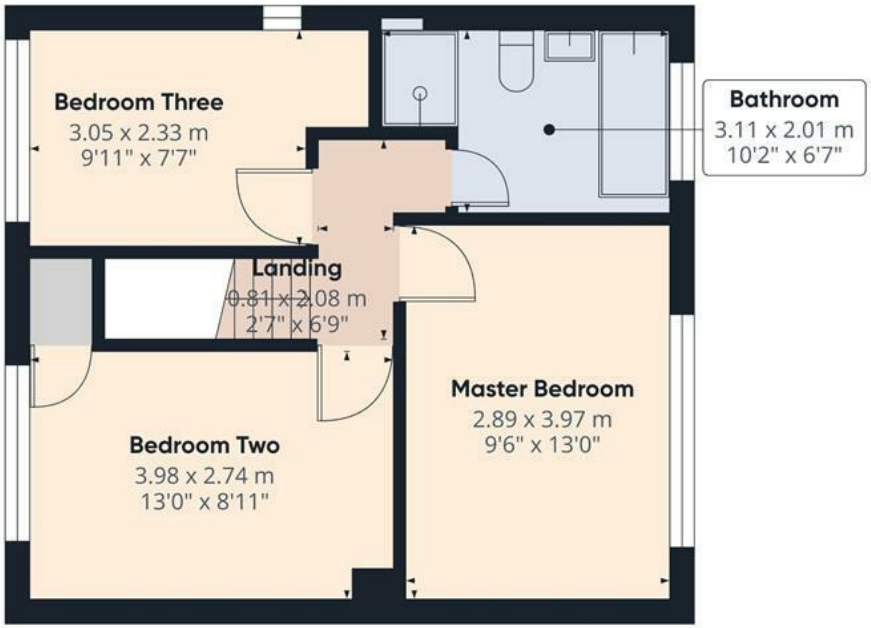


Floor 0



Floor 1



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Approximate total area(1)

84.8 m²

914 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.

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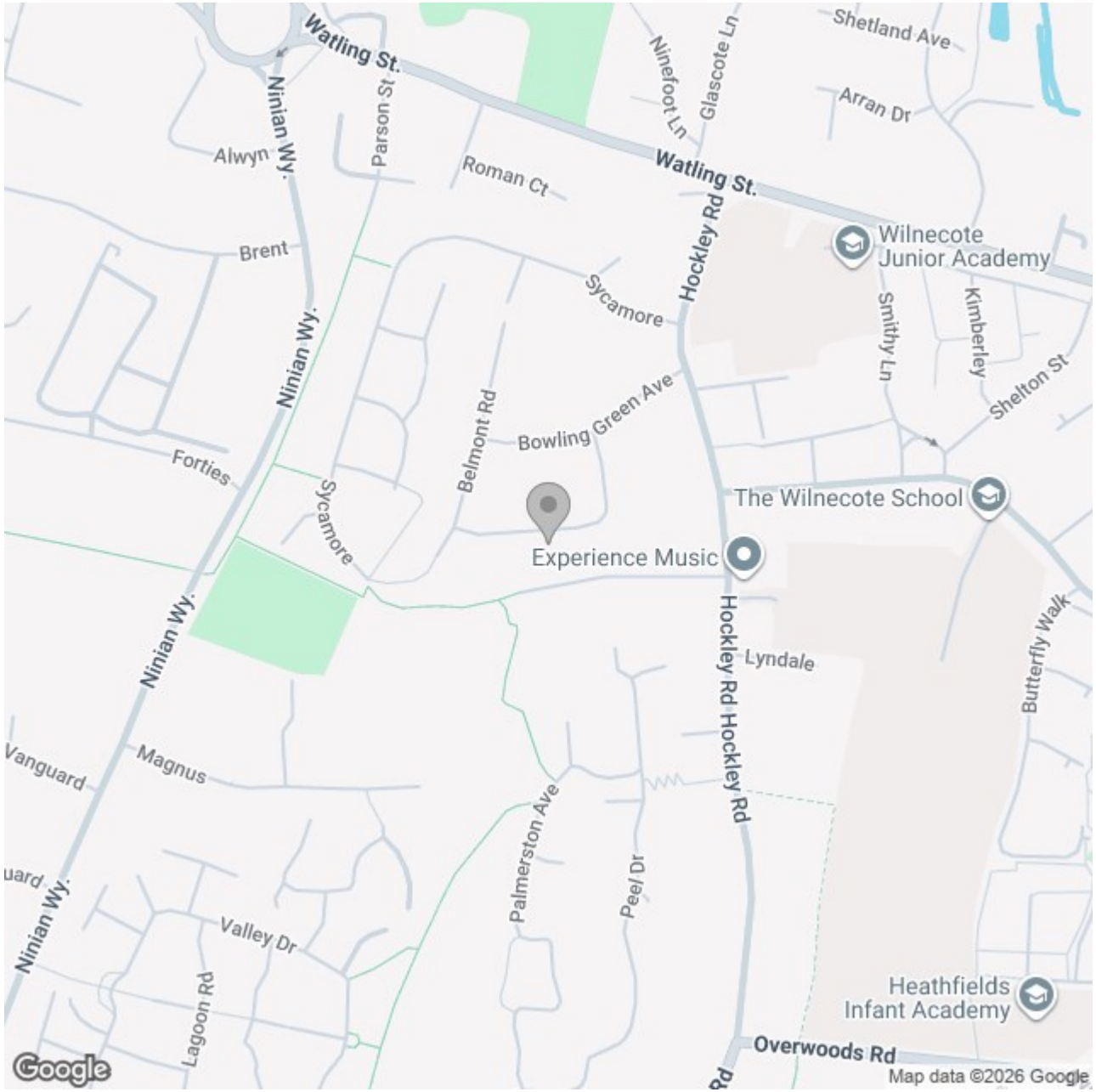

Energy Efficiency Rating

	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	

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