

**£185,000**

**12 Westonview Avenue, Adderley Green**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- SOUGHT AFTER LOCALITY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- 24FT GARAGE
- CONSERVATORY
- NO UPWARD CHAIN!
- VIEWING ESSENTIAL!

A well presented traditional semi detached house in a sought after locality. Spacious family accommodation comprises: Hallway, lounge, dining room, kitchen, conservatory, three bedrooms and shower room/WC. Benefits from gas central heating and uPVC double glazing. There is a driveway providing off road parking that leads to a 24ft tandem garage. Ideal for first time buyers or growing families. To be sold with no upward chain! Call us to day to arrange an appointment to view.

# 12 Westonview Avenue, Adderley Green

## HALLWAY

uPVC door, fitted carpet, central heating radiator.

## LOUNGE

*12'5" x 14'7" (3.78m x 4.45m)*

Fitted carpet, uPVC bow window, central heating radiator, fireplace with fitted gas fire.

## DINING ROOM

*8'10" x 8'7" (2.69m x 2.62m)*

Fitted carpet, central heating radiator, uPVC patio doors to conservatory.

## KITCHEN

*8'8" x 8'6" (2.64m x 2.59m)*

Composite sink and drainer, base and wall storage units, working surfaces. Plumbing for washing machine, uPVC double glazing, tiled floor.

## CONSERVATORY

*11'11" x 8'10" (3.63m x 2.69m)*

uPVC double glazed with a glass roof, laminate flooring, central heating radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, uPVC double glazing, access to loft which is part boarded.

### BEDROOM ONE

*11'5" x 10'10" (3.48m x 3.30m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### BEDROOM TWO

*10'9" x 10'1" (3.28m x 3.07m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### BEDROOM THREE

*6'8" x 5'11" (2.03m x 1.80m)*

Fitted carpet, central heating radiator, uPVC double glazing.

## SHOWER ROOM/WC

*7'8" x 6'7" (2.34m x 2.01m)*

Shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazing, central heating radiator, tiled floor and walls. Airing cupboard housing combi boiler.

## EXTERNALLY

Front garden adjoined by a driveway leading to an attached garage. Gated access to the side which has a lawned area. Enclosed rear garden featuring lawn, decking, raised area with large fishpond, external cold-water supply.

## GARAGE

*24'8" x 8'5" (7.52m x 2.57m)*

Up and over door. Power, lighting and tiled floor. uPVC door and window to the rear.







**Location: ST3 5DJ**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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