



Affitto Estate Agents proudly present this Modern FOUR BEDROOM property situated closely to amenities, schools and with good transport links to the Walsall, Wolverhampton, Dudley and Birmingham.

On the ground floor you will find; an entrance hallway, bathroom with shower facilities, single bedroom and separate utility room which leads to the rear garden. There is also internal access to the garage.

Leading from the staircase on the first floor you will find; a spacious lounge open plan with a dining area, and modern fitted kitchen. The fully fit kitchen comes equipped with storage units, work surfaces, stainless steel sink, gas hob and oven.

As we move to the 2nd floor you will find; the modern family bathroom with three piece bathroom suite including shower facilities. There are two double bedrooms and one single.

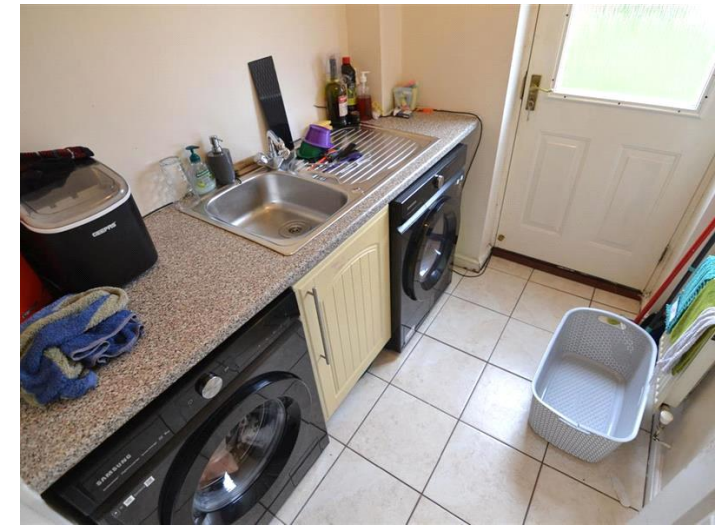
The property further benefits from off road driveway parking for 2 cars and a garage. The rear garden has both turfed and patio space.

Ideal for a family, Available to view NOW - Contact now to arrange an appointment.

• **\*\*\*MODERN FOUR BEDROOM FAMILY HOME \*\*\***

- Spacious Lounge
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Separate Utility Room
- Rear Garden
- Four Bedrooms
- Family Bathroom
- Off Road Driveway Parking
- Garage
- Available Now

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	86
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.