



Materman Road, Stockwood

£310,000

- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Ground Floor Cloakroom**
- **Kitchen/Diner**
- **Built In Wardrobes**

- **Three Bedroom Semi-Detached Home**
- **Conservatory**
- **Drive & Garage**
- **Large Garden**
- **Close To Local Amenities**

Situated on Materman Road, this charming three-bedroom semi-detached home is ideally located near local schools, shops, and transport links, making it an appealing choice for buyers. With NO ONWARD CHAIN, it's an excellent option for those looking to move in quickly.

On the ground floor, the property offers a cozy lounge, a spacious kitchen/diner, and a conservatory with access to the garage and a convenient ground-floor cloakroom, providing ample space for relaxation and dining with family or friends.

Upstairs, there are two double bedrooms—one with built-in wardrobes—a single bedroom, and a well-appointed shower room.

Outside, the large rear garden is a highlight, featuring two patio areas and bordered beds, giving you the choice of low- or high-maintenance outdoor living. A driveway at the front provides off-street parking, complemented by a garage that is also accessible from the garden.

Additional features include double glazing throughout, efficient gas central heating via a combination boiler, and potential for an extension over the garage, ensuring year-round comfort and versatility for future expansion.

Living Room 13'3" x 10'4" (4.05 x 3.16)

Kitchen / Dining Room 16'11" x 10'9" (5.18 x 3.28)

Conservatory 16'10" x 7'11" (5.15 x 2.43)

Ground Floor Cloakroom

Bedroom One 9'0" x 13'4" (2.76 x 4.07)

Bedroom Two 8'11" x 10'0" (2.72 x 3.06)

Bedroom Three 7'0" x 10'1" (2.15 x 3.08)

Shower room 6'5" x 5'10" (1.97 x 1.79)

Council Tax Band - C

Tenure - Freehold







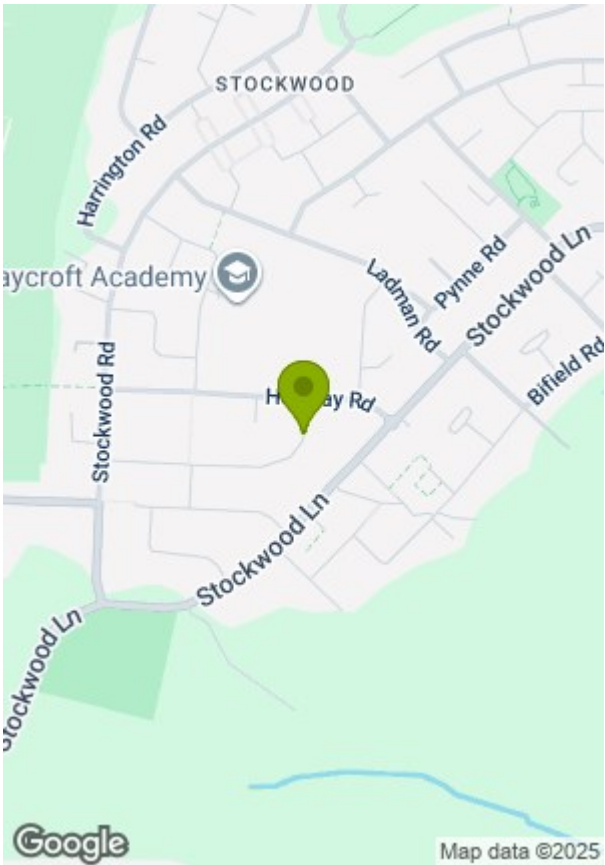








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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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