



Little Birch Croft, Whitchurch

Offers In Excess Of



- **Energy Rating - D**
- **20ft Lounge**
- **Newly Fitted Kitchen**
- **Garden Cabin / Bar**
- **Four Bedrooms**

- **PRICED FOR A QUICK SALE**
- **Dining Room**
- **Utility Room**
- **Hot Tub In South Facing Rear Garden**
- **Cul De Sac Location**

**\*\*\*NEW PRICE FOR QUICK SALE\*\*\***

Nestled in a highly sought-after cul-de-sac, this beautifully extended four-bedroom semi-detached family home offers an exceptional blend of comfort, style, and versatility. Perfectly designed for modern family living, the property features an adaptable layout with two spacious ground-floor bedrooms and two further bedrooms accompanied by a contemporary family bathroom on the first floor.

The heart of the home is the light-filled, dual-aspect lounge. With large sliding patio doors that seamlessly connect indoor and outdoor spaces, the lounge opens onto a stunning south-facing rear garden—a private oasis ideal for relaxation, alfresco dining, and entertaining. The separate dining room and newly fitted kitchen provide additional living space, complemented by a utility room and a convenient ground-floor cloakroom.

The rear garden is a standout feature, thoughtfully designed to cater to every family's needs, offering a perfect setting for year-round enjoyment. A storage shed and workshop further enhance the outdoor space.

Offering a rare combination of space, style, and a prime location, this delightful property is a true gem.

Lounge 20'0 x 12'0 (6.10m x 3.66m)

Dining Room 13'0 x 8'0 (3.96m x 2.44m)

Kitchen 10'0 x 9'0 (3.05m x 2.74m)

Utility Room 7'0 x 6'0 (2.13m x 1.83m)

Ground Floor Cloakroom

Ground Floor Bedroom Three 10'0 x 6'0 (3.05m x 1.83m)

Bedroom Four / Office 10'0 x 8'0 (3.05m x 2.44m)

Storage Room 7'0 x 7'0 (2.13m x 2.13m)

Bedroom One 14'0 x 12'0 (4.27m x 3.66m)

Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)

Bathroom

Council Tax - Band D

Tenure Status - Freehold















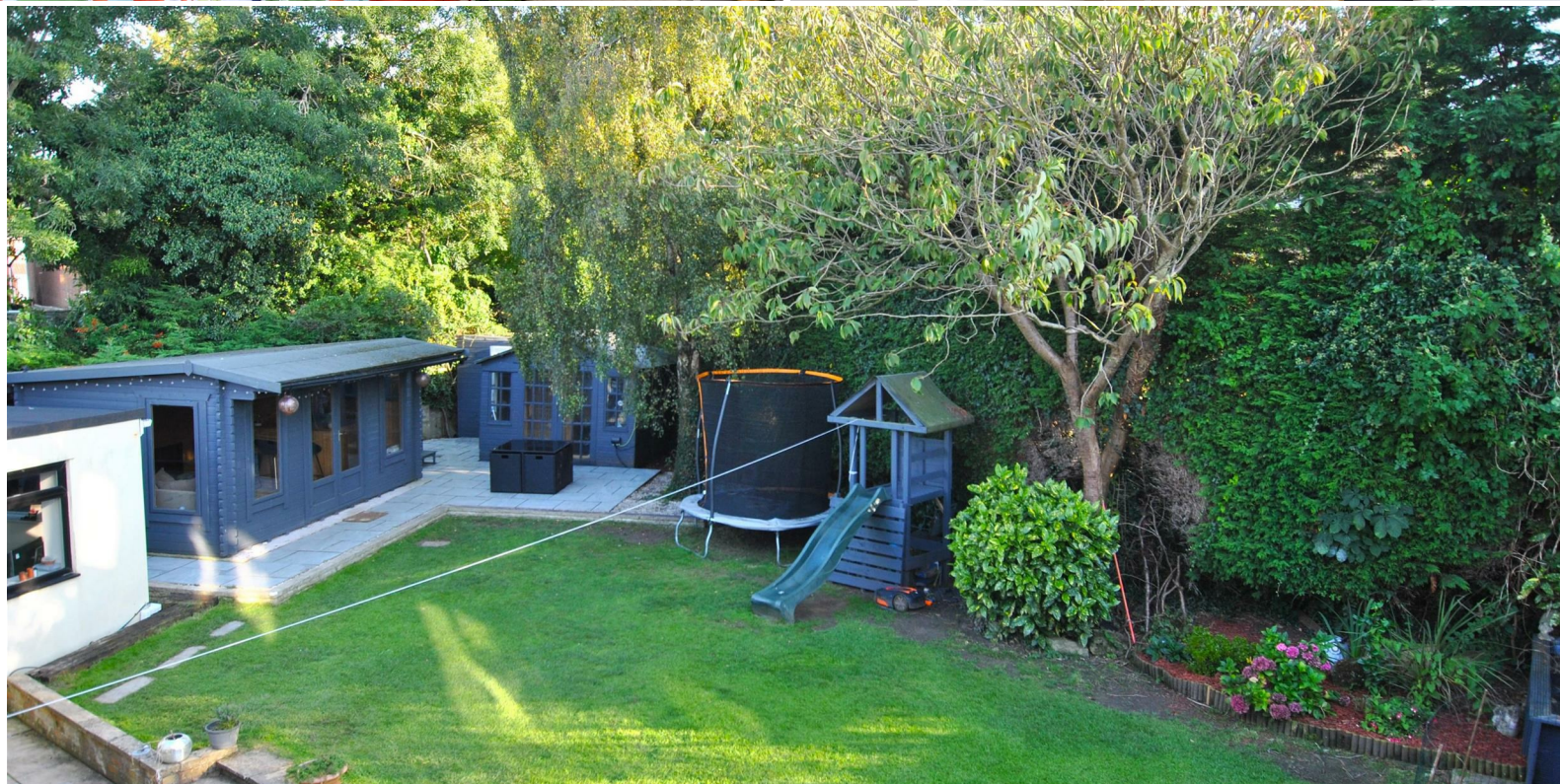








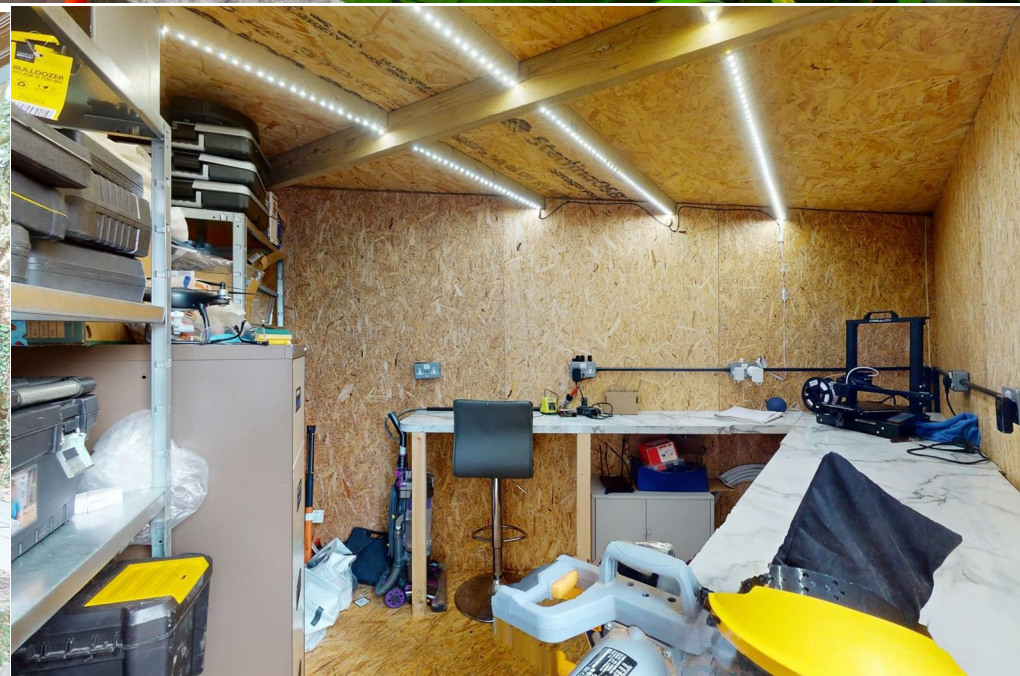
















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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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