



**£239,000**

**\*NO CHAIN\* \*THREE BEDROOMS\* \*POPULAR LOCATION\* \*IDEAL FOR FAMILIES\* \*AMPLE GATED PARKING\* \*HUGE GARAGE WITH INSPECTION PIT\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*DOWNSTAIRS W/C & OFFICE SPACE\* \*POTENTIAL FOR EXTENSIONS & LOFT DEVELOPMENT\***

Townend Estate Agents offer for sale this charming semi-detached house in Wrose. This property presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. An extension at the rear of the house has created a versatile office space, perfect for those who work from home or require a quiet area for study. Additionally, a downstairs W/C adds to the practicality of the layout. Parking will never be an issue here, as the property offers ample parking for up to six vehicles, at front & rear, making it ideal for families with multiple cars or for hosting guests. The spacious garage, complete with an inspection pit, provides further utility, whether for storage or for car enthusiasts/builders. Situated close to excellent local schools, including the prestigious Low Ash Primary, this home is perfectly positioned for families with children, ensuring that education is easily accessible. With its combination of space, functionality, and a prime location, this semi-detached house on Wrose Road is a wonderful choice for those looking to settle in a welcoming community. Don't miss the chance to make this delightful property your new family home.

The property comprises briefly: Entrance Hallway, Lounge, modern Kitchen-Diner featuring a range of base & wall units, Office/Snug, Cloaks W/C. Upstairs are three bedrooms and the house bathroom. Externally is ample parking, along with a huge garage with inspection pit - ideal for car enthusiasts/builders.

Ask us about....

**AUCTION**

**CONVEYANCING**

**MORTGAGES**

**SURVEYS**

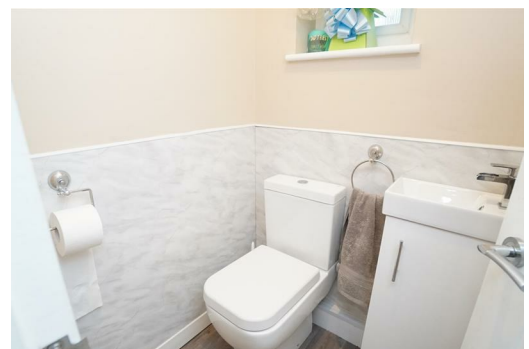


## Wrose Road, BD2

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1155326)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |