



85 Homestead Road AL10 0QR  
Chain Free £475,000



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Extended 1930's bay fronted family home with three bedrooms and two reception rooms. which has been a happy home to the family since 1979, situated in the sought after "Birchwood" area of town.

The property is offered for sale chain free and conveniently located close to shops an schools, the train station is also within walking distance.

The accommodation briefly comprises of entrance hall, ground floor wc and utility area, lounge with bay window to front, separate sitting room which is open plan to a 17' refitted kitchen/diner with built in appliances and doors to the rear garden, three bedrooms and a refitted four piece bathroom/wc. The house is double glazed and has gas radiator central heating with a modern boiler.

Outside there are well established gardens to both the front and rear, with the rear garden having a detached garage to the rear accessed by a service road behind. The front offers potential for a driveway subject to the usual consents.

For further information or to arrange your viewing, please call us on 01707 270777.



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#### Entrance Hall

15'2 x 5'8

Double glazed entrance door to front and door to side, double glazed window to side, radiator, stairs to first floor with cupboard under, wood effect flooring, utility area with plumbing for washing machine, fitted work surface with cupboards over, doors to:

#### Ground Floor Wc

Dual flush wc, wash hand basin with tiled splash back, radiator, wall mounted modern gas boiler, wood effect flooring, double glazed window to side.

#### Lounge

11'7 x 11'2

Double glazed bay window to front, radiator.

#### Sitting Room

11'10 x 11'2

Living flame effect fire, radiator, wall light points, wood effect flooring, opening to kitchen/dining room.

#### Refitted Kitchen/dining Room

17'2 x 10'9

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink/drainage with mixer tap, space for cooker with stainless steel chimney style extractor hood over, space for fridge/freezer, radiator, wall light points, wood effect flooring, double glazed window and patio doors to rear garden.

#### Landing

Double glazed window to side, radiator, access to loft, doors to:

#### Bedroom One

12' x 10'

Double glazed bay window to front, radiator.

#### Bedroom Two

10' x 9'8

Double glazed window to rear, radiator, built in cupboard.

#### Bedroom Three

9' x 7'7

Double glazed window to front, radiator.

#### Refitted Four Piece Bathroom

7'7 x 6'8

Refitted suite comprising of panel enclosed bath with mixer tap and shower over, separate corner shower cubicle, pedestal wash hand basin with mixer tap, dual flush wc, complimentary tiling to full height, heated towel rail, extractor fan, two double glazed windows to rear.

#### Front Garden

Lawn, flower and shrub beds, various bushes and evergreens, path to front, gate to side leading to the rear garden, potential for driveway (Stpp)

#### Potential Driveway

Potential for a private driveway to front subject to the usual consent.

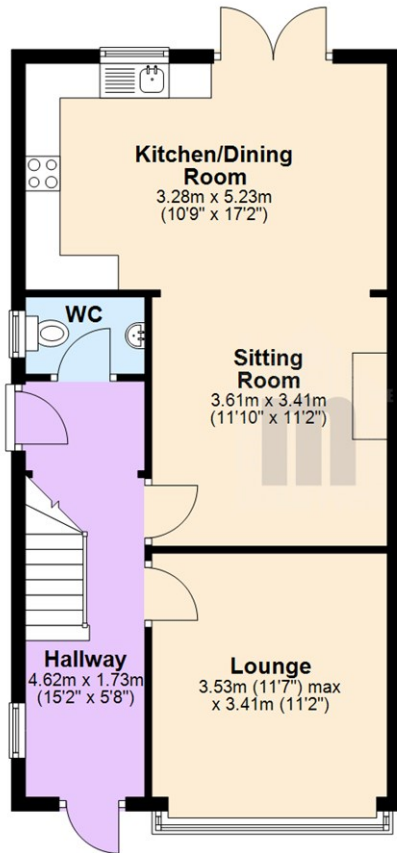
#### Southerly Facing Rear Garden

Southerly facing with patio to the immediate rear extending to lawn, mature flower and shrub beds, various evergreens, water tap, sensor light, timber shed, gate to side leading to the front, detached garage to rear of garden.

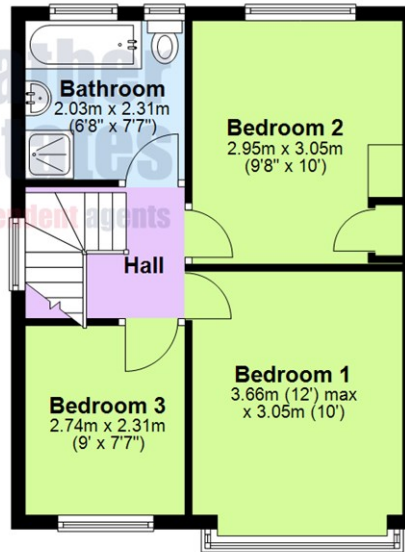
#### Detached Garage

Situated at the rear of the rear garden and accessed by a service road behind.

## Ground Floor



## First Floor



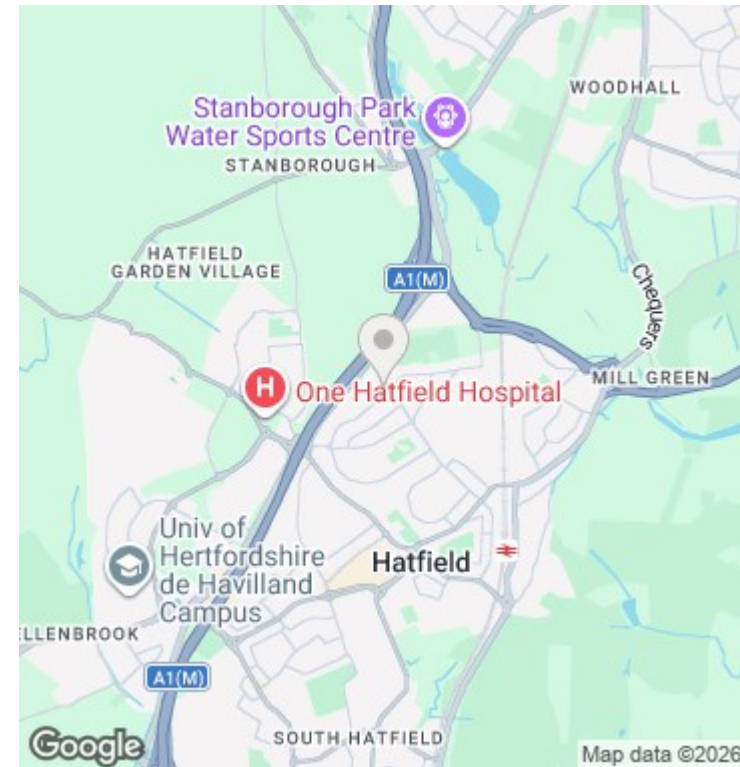
Total area: approx. 93.4 sq. metres (1005.2 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



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



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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