



- \* Three Bedroom Property
- \* Front & Rear Gardens
  - \* Well Presented
- \* Off Road Parking
- \* Gas Central Heating
  - \* Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	69	90
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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		
	73	95
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom Mid Terrace property situated in Netherton with excellent transport links, school networks and local amenities.

Well presented throughout this property benefits from open plan kitchen/dining area (as shown in photographs)

Property comprises of;

#### Ground Floor

Entrance Hall 8.7 x 6.3

Lounge 15.1 x 10.4

Open Plan Kitchen/Dining Room 11.3 x 16.7

#### 1st Floor

Bathroom 9.4 x 6.7

Bedroom One 10.1 x 13.2 (fitted wardrobes)

Bedroom Two 10.1 x 9.7

Bedroom Three 9.8 x 9.1

Cloaks

#### Exterior

Front Garden

Back Garden

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.