



 **3**
Bedrooms

 **1**
Bathroom



****NO ONWARDS CHAIN**FULL REWIRE, WHOLE NEW HEATING SYSTEM AND WINDOWS IN 2015**** A three-bedroom end of terraced family home located in Stoke, close to Stoke heath primary school, Lyng Hall Secondary school, and great road connections to A444, Sewall Highway & Ansty Road.

Briefly comprising of through lounge/diner with bay window and a door leading onto the garden, modern kitchen with oven, electric hob, and space for appliances with a door leading to the garden.

To the first floor is a fully tiled bathroom with an electric shower, two double bedrooms, and a single bedroom. Outside to front and rear are low maintenance gardens with the rear benefitting from a garage. Other features include a full re-wire, a new heating system (boiler, radiators, and pipes), and new windows installed in 2015. No onwards chain.

Good to know:

EPC - D

Council tax B - £1615

Rear vehicle access

The garage next door is understood to be an MOT station and does not serve petrol/fuel.

No onwards Chain.

Measurements in foot.

Kitchen - 12.78ft X 6.00ft

Utility area - 5.27ft X 4.19ft

Through lounge - 23.42ft (from bay) X 10.02ft

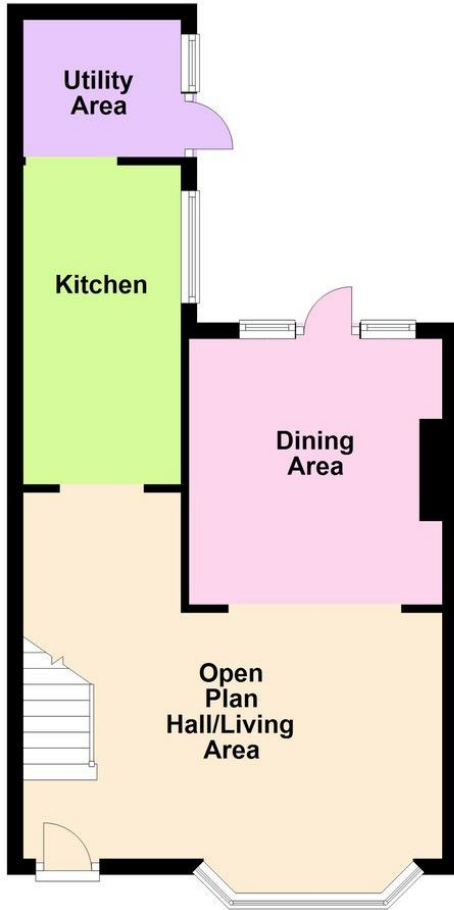
Bathroom - 5.83ft X 6.04ft

Bedroom 2 (rear double) - 10.63ft X 10.33ft (max) - Boiler location - brand = mains

Bedroom 1 (front double) 11.99ft (from bay) X 10.26ft

Bedroom 3 (front single) – 7.01ft X 6.13ft

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	83	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 