



Ivatt  
Glascote Heath  
£179,950

\*\*\* PERFECT FAMILY HOME - VERY SPACIOUS - GARAGE & DRIVEWAY \*\*\*. For sale with MARK WEBSTER estate agents is this 2/3 bedroom terraced property briefly comprising: Reception hall, open plan entrance hall, kitchen/diner, lounge, conservatory, three bedrooms (bedroom 3 has been converted to a dressing room), shower room and a low maintenance rear garden. Early viewing is highly recommended.

### RECEPTION PORCH

Having a glazed wooden entrance door with adjoining side screen, two useful storage cupboards, tiled floor and an opaque double glazed sliding door to the open plan entrance hall.

### OPEN PLAN ENTRANCE HALL

17' 6" x 5' 7" (5.33m x 1.7m)

Having stairs leading off to the first floor landing, laminated wooden effect flooring, single panelled radiator, door to the lounge and open plan through to the kitchen/diner.

### KITCHEN/DINER

17' 7" x 9' 9" (5.36m x 2.97m)

Double glazed window to front aspect, tiled floor, double panelled radiator, door to a useful shelved storage cupboard, range of fitted base and eye level units, roll edge work surfaces, integrated low level fridge and freezer, inset stainless steel electric oven and gas hob with an extractor hood above, space and plumbing for a washing machine and dishwasher, stainless steel sink and tiled splash back areas.

### REAR LOUNGE

15' 9" x 10' 9" (4.8m x 3.28m)

Double panelled radiator, laminated wooden effect flooring and double glazed sliding patio style doors leading to...

### CONSERVATORY

10' 0" x 6' 5" plus recess (3.05m x 1.96m)

Double glazed windows to rear aspect, double glazed sliding door leading out to the rear garden and a useful display recess/possible store. (recess is 6'4" x 3'6").

### FIRST FLOOR LANDING

Laminated wooden effect flooring, access to the roof storage space, door to a useful storage cupboard and doors leading off to..

### BEDROOM ONE

12' 8" x 9' 0" (3.86m x 2.74m)

Double glazed window to rear aspect, useful recess being ideal for a wardrobe and open plan through to the dressing room/bedroom three.



### DRESSING ROOM/BEDROOM THREE

8' 8" x 6' 5" maximum (2.64m x 1.96m)

Previously bedroom three but is currently being used as a dressing room with fitted wardrobes (easily converted back to a bedroom if required).

### BEDROOM TWO

13' 2" x 7' 5" to the fitted wardrobes (4.01m x 2.26m)

Double glazed window to front aspect, laminated wooden effect flooring, fitted wardrobes with sliding mirrored doors.

### SHOWER ROOM

6' 0" x 8' 8" maximum (1.83m x 2.64m)

Opaque double glazed window to front aspect, door to the airing cupboard, chrome towel radiator, low level WC, pedestal wash hand basin, corner shower cubicle, PVC panelled walls and ceiling.

### TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking with access to the single garage having an up and over door. The rear garden is mainly paved to provide low maintenance, small side shed located to the side of the conservatory, metal storage shed and fenced boundaries.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

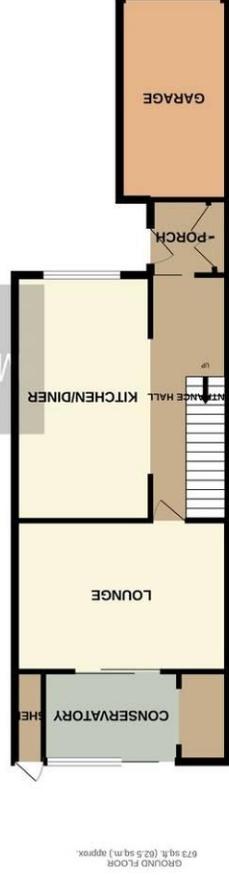
**SERVICES:** We understand that all mains services are connected.

**COUNCIL TAX BAND:** A

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





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