



 **3**
Bedrooms

 **2**
Bathrooms



****SOLAR PANELS**GROUND FLOOR WET ROOM**NO CHAIN**** An extended three-bedroom end-of-terrace family home in the popular area of Coundon, just off Four Pounds Avenue. Ideally located close to many local amenities such as Lake View Park, Holyhead pub, Morrisons, Alvis retail park, Moseley, and Coundon Primary school all within 10/15 mins walking distance.

Briefly comprising of an entrance hallway (halls together) with storage under the stairs along with the meter location, a front reception room with a feature fireplace, rear reception room, a fitted kitchen with space for appliances, a ground floor utility area with a wet room which could potentially be used as a ground floor bedroom, garage. To the first floor are two double bedrooms and a single box bedroom, a modern fully tiled bathroom with a shower over the bath.

Outside to the front is a large driveway providing suitable parking for two cars and to the rear is a low maintenance garden (southwest facing) with a workshop with an electricity supply at the bottom of the garden.

Good to know.

Rear garden south west facing.

Solar panels (installed 16th Sept 2013 by a loan agreement) . The Feed-in Tariff from British gas states that the Tariff has an eligibility period of 20 years.

Modern boiler (3/4 yrs old) serviced each year and last in November 2021 (located in the loft)

Probate has been granted.

No onwards chain

Boarded loft with a pull-down ladder

EPC - E

Council tax band B - £1615

Alarm system.

