



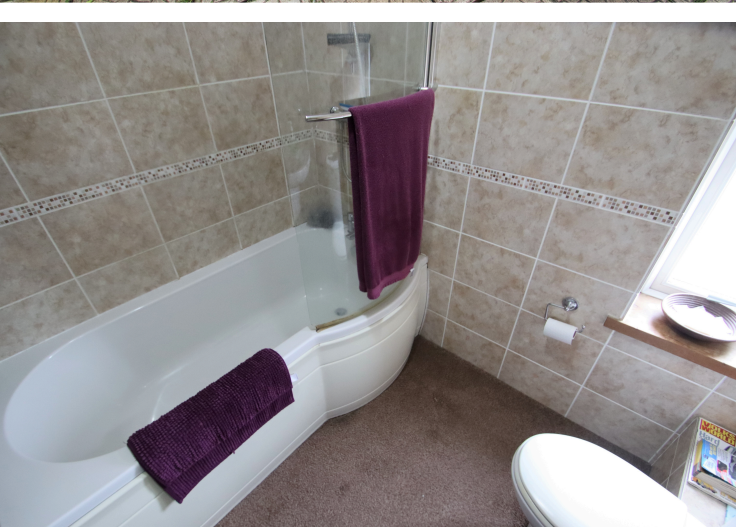
 **3**
Bedrooms

 **1**
Bathroom

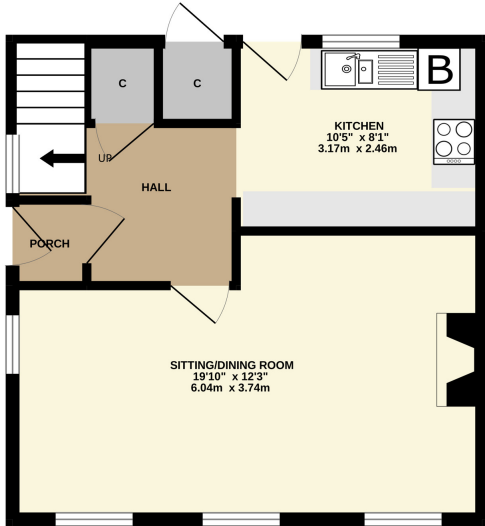


An older style semi detached house offered for sale with no onward chain. The accommodation briefly comprises; entrance hall, lounge/dining room, kitchen with 3 bedrooms and a bathroom above. A driveway provides ample parking leading to a garage with additional outside storage with a good sized garden to the rear. The property is located on the edge of the Bournville Estate and close to local amenities including shops and schools. A regular bus service is available for Weston town centre and beyond.

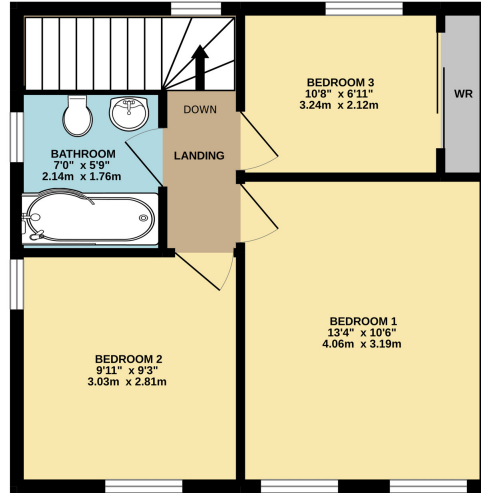
- **Semi Detached House**
- **3 Bedrooms**
- **Lounge/Dining Area**
- **Drive & Garage**
- **EPC Rating D & Council Tax Band B**
- **Good Sized Garden**



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

