



Canning Road  
Glascote  
£239,950

\*\*\* TAKE A LOOK AT THE REAR EXTENSION - NO UPWARD CHAIN - EARLY VIEWING ADVISED \*\*\*. For sale with MARK WEBSTER estate agents is this very well situated three bedroom semi detached family home briefly comprising: Lounge, kitchen, dining/sitting room, three bedrooms, bathroom, driveway, garage and a private rear garden. EPC Rating C.

## ENTRANCE HALL

Having an opaque double glazed entrance door with double glazed side screen, single panelled radiator, stairs leading off to the first floor landing, door to a useful under stairs storage cupboard and further doors leading off to...

## LOUNGE

**20' 3" x 12' 6" maximum (6.17m x 3.81m)**

Double glazed window to front aspect, double panelled radiator and double glazed French doors to the rear extension.

## KITCHEN

**10' 0" x 8' 5" (3.05m x 2.57m)**

Double glazed window to side aspect, wall mounted Baxi central heating boiler, range of fitted base and eye level units, inset electric oven and gas hob with an extractor hood above, appliance spaces, roll edge work surfaces, double glazed door with adjoining side window leading to...

## DINING/SITTING ROOM

**18' 2" x 17' 6" maximum (5.54m x 5.33m)**

(L-Shaped, minimum width is 8'5") Having two double glazed sky light windows, double glazed French doors leading out to the rear garden, double glazed windows to rear and side aspects, recessed LED ceiling down lights, opaque double glazed side entrance door.

## FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space and doors leading off to...

## BEDROOM ONE

**13' 4" x 10' 1" maximum (4.06m x 3.07m)**

Double glazed window to front aspect, single panelled radiator and fitted wardrobes.

## BEDROOM TWO

**11' 9" x 6' 7" (3.58m x 2.01m)**

Double glazed window to rear aspect and a single panelled radiator.



### **BEDROOM THREE**

**10' 4" x 5' 5" minimum (3.15m x 1.65m)**

Double glazed window to front aspect, single panelled radiator and an over stairs shelved recess.

### **BATHROOM**

**6' 7" x 6' 6" (2.01m x 1.98m)**

Opaque double glazed window to rear aspect, double panelled radiator, low level WC, pedestal wash hand basin, panelled bath with an electric shower over, tiled walls and a door to a useful shelved storage cupboard.

### **TO THE EXTERIOR**

The front garden is mainly laid to lawn with some well-established shrubs to the borders, driveway providing off road parking with access to the single garage. The rear garden has a degree of privacy having a paved patio, lawn, further paved patio to the rear, bark chipped rear border and fenced boundaries.

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

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

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

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

**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.





GROUND FLOOR (67.3 sq.m.) approx.

1ST FLOOR (36.6 sq.ft. (34.0 sq.m.) approx.

What every agent is liable to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corridors 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 here and listed are not guaranteed as to their operability or efficiency and can be given.

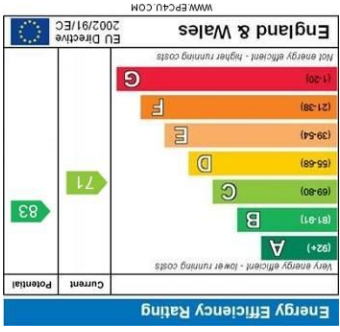
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TOTAL FLOOR AREA: 1090 sq.ft. (101.3 sq.m.) approx.

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Sat: 9:00am – 4:00pm



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