













\*\*CLOSE TO WALSGRAVE HOSPITAL\*\*IDEAL FIRST-TIME BUY OR INVESTMENT\*\* A well-presented two bedroom mid terraced family home located in a quiet cul-de-sac close to many local amenities such as Walsgrave Hospital, Tescos, Clifford Bridge & St Gregorys primary school and easy access to M69, M6, A45 & A46.

Briefly comprising of entrance porch, lounge/diner with sliding patio doors onto the garden and fitted kitchen with space for appliances. To the first floor are two bedrooms with one benefitting from built-in storage, part tiled family bathroom with a shower over the bath. Outside to the front is a driveway with a single garage and to the rear is a south-facing garden mainly laid to lawn with a paved area. Other features include double glazing and a modern combi boiler approx 6 years old.

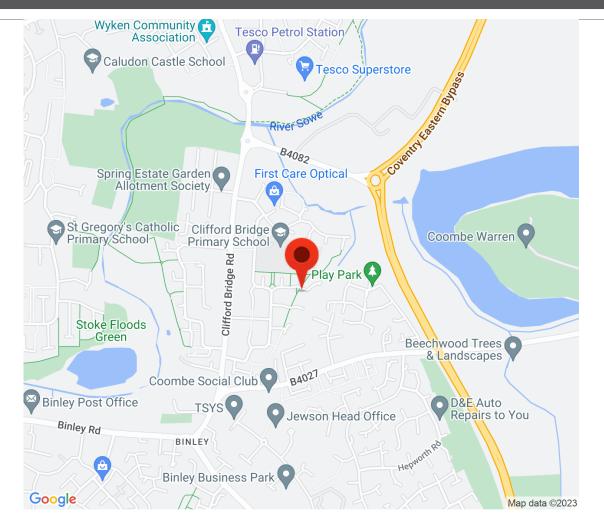
Call Suttons to arrange a viewing.

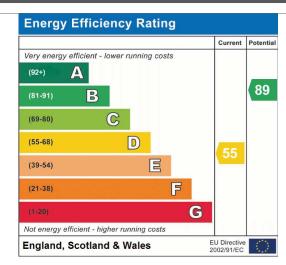
Briefly comprising of entrance porch, lounge/diner with sliding patio doors onto the garden and bedrooms with one benefitting from built-in storage, part tiled family bathroom with a showe to the rear is a south-facing garden mainly laid to lawn with a paved area. Other features include
Call Suttons to arrange a viewing.
Good to know:
Vendors position: They have found a property.
Freehold.
If rented, we estimate £950pcm - £900pcm.
Council Tax Band - B - £1700pa
EPC - D
Boiler - located in the kitchen - approx. 6 years old.
Property built in 1970's.
Loft access - via the landing - no ladder, is insulted. Not boarded.
Fuse box is located in the garage, with the meters on the external wall by the front door.

Measurements are found on the floor plan









Address: 16 Bracadale Close, CV3





