



Connells

Rothesay Croft
Bartley Green



Property Description

This delightful home offers a fantastic opportunity for first-time buyers or investors alike. Neatly presented and offered with no onward chain, it provides well-proportioned accommodation and a practical layout ideal for modern living.

On the ground floor, the property features a welcoming entrance hall with access to a convenient guest cloakroom. The spacious lounge offers a comfortable area for relaxation, while the separate dining room provides an ideal space for entertaining or family meals. The breakfast kitchen is well appointed with ample workspace and storage, perfect for everyday cooking and dining.

Entrance Hallway

Ceiling light point, panelled radiator, storage cupboards, understairs storage area, laminated flooring, stairs off.

Guest Cloakroom

Ceiling light point, hand wash basin, low flush w.c, laminated flooring.

Breakfast Kitchen

12' 7" x 8' 5" (3.84m x 2.57m)

Ceiling light point, hand wash basin, low flush w.c, laminated flooring.

Lounge

10' 4" x 17' 7" (3.15m x 5.36m)

Ceiling light point, panelled radiator.

Dining Room

10' x 7' 6" (3.05m x 2.29m)

Ceiling light point, panelled radiator, french doors onto garden, laminated flooring.

Landing

Ceiling light point, loft access, doors off.

Bedroom One

14' 5" x 8' 9" (4.39m x 2.67m)

Ceiling light point, panelled radiator, windows to the rear, storage cupboard.

Bedroom Two

8' 5" x 15' 5" (2.57m x 4.70m)

Ceiling light point, panelled radiator, window to the front

Bathroom

Suite comprising panelled bath, hand wash basin, low flush w.c, heated towel rail, frosted window to the front.

Garden

Paved area, timber fence surround.

Agents Note

Please note this property is of non-standard construction, for further information please call the office.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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