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25 Loders Green, Eastfield

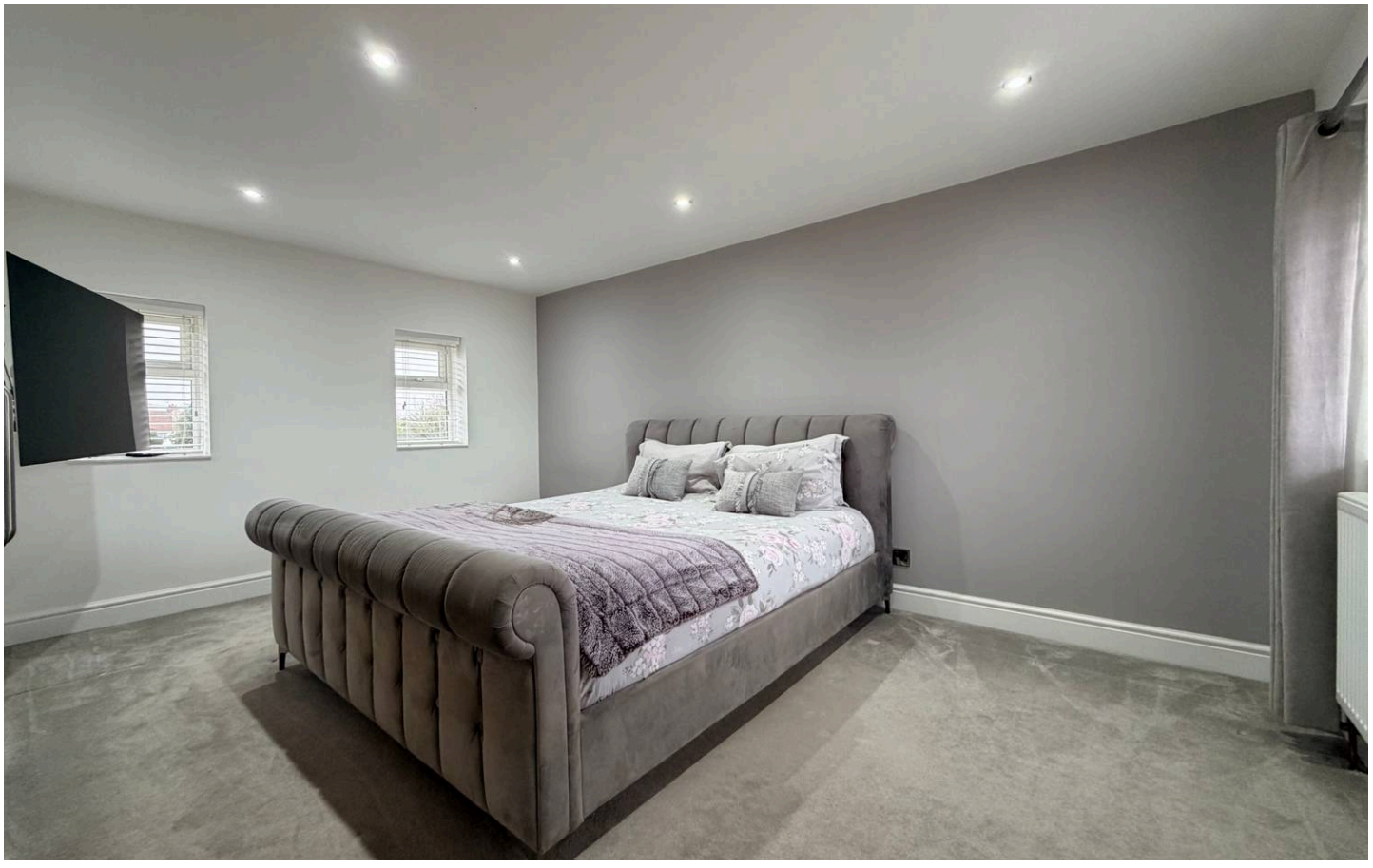
Guide Price **£250,000**

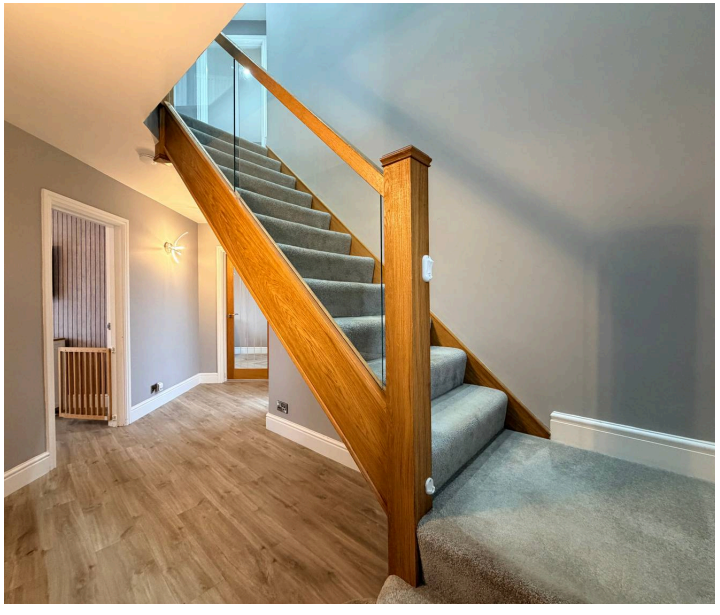
- STUNNING THREE BEDROOM SEMI-DETACHED HOME
- RENOVATED TO A HIGH STANDARD WITH A NEW BATHROOM
- DOWNSTAIRS WC & UTILITY ROOM
- OFF-STREET PARKING & PLANNING PERMISSION FOR A DETACHED GARAGE
- LAWNED GARDENS TO THE FRONT & REAR
- POPULAR RESIDENTIAL LOCATION

We are delighted to present this stunning three bedroom semi-detached home, renovated to an exceptional standard and perfectly situated in a popular residential location.

This elegant property welcomes you with a spacious and inviting entrance hall which features a beautiful staircase and leads to a bright and airy living room that exudes comfort. The heart of the home is the beautifully appointed kitchen which has an opening to the dining room, designed for modern living and complemented by a convenient utility room and a downstairs WC, providing excellent practicality for family life. Upstairs, three generously sized bedrooms offer versatile accommodation, ideal for families with all bedrooms benefitting from built-in storage facilities. The newly fitted four-piece suite bathroom boasts contemporary fixtures and a stylish finish, ensuring a luxurious feel throughout. The property also benefits from off-street parking and has planning permission in place for a detached garage, adding further convenience and future potential. Further information can be provided upon request. Planning Number - SCAZF24/01449/HS

Set within a sought-after area, this home is within easy reach of local amenities, popular schools, and excellent transport links, making it an ideal choice for families and professionals alike. An early viewing is highly recommended to fully appreciate the quality and lifestyle this impressive home has to offer.





ACCOMMODATION:
GROUND FLOOR

Entrance Hall
10' 6" x 6' 7" (3.20m x 2.00m)

Lounge
15' 9" x 11' 10" (4.80m x 3.60m)

Kitchen
14' 9" x 10' 2" (4.50m x 3.10m)

Downstairs WC
4' 3" x 2' 7" (1.30m x 0.80m)

Utility Room
5' 7" x 4' 11" (1.70m x 1.50m)

FIRST FLOOR

Landing
9' 10" x 4' 7" (3.00m x 1.40m)

Master Bedroom
15' 9" x 10' 6" (4.80m x 3.20m)

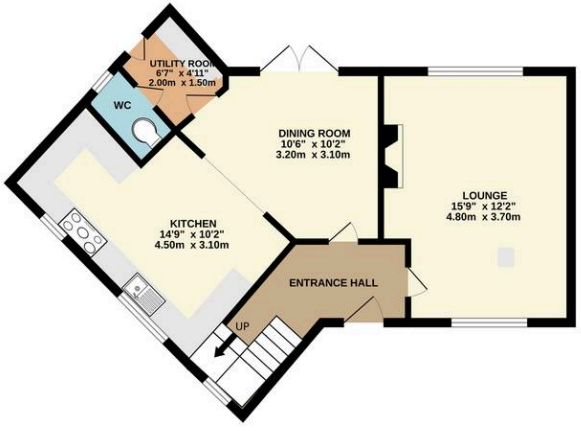
Bedroom Two
13' 5" x 11' 10" (4.10m x 3.60m)

Bedroom Three
10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom
9' 10" x 5' 7" (3.00m x 1.70m)

HMRC
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

GROUND FLOOR



1ST FLOOR

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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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132