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Dickens Road
Keresley CV6 2JT

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A FABULOUS OPPORTUNITY TO ACQUIRE A VERY WELL MAINTAINED THREE BEDROOM TERRACED HOUSE IN KERESLEY.

This property consists of a main entrance hallway with a storage cupboard under the stairs, a through lounge / dining room with feature fireplace housing a multi fuel burner. The extended kitchen has a full range of floor and wall mounted shaker style units, integrated fridge freezer and dishwasher. There is space for a large range cooker(with extractor fan over) and a washing machine.

On the first floor there are two double bedrooms and one single bedroom along with a modern white family bathroom with power shower over the bath. The property also benefits from a loft ladder leading to the roof space which is partly boarded.

The gardens to the front are fully paved for easy access and to the rear there is a concrete sectional single garage, the garden is mainly laid to lawn with a good sized patio area for outside entertaining. An internal inspection is highly recommended.

selling quality
property since 1995









Dimensions

FIRST FLOOR

Hallway

Lounge / Diner

6.83m x 3.51m

Kitchen

4.55m x 2.18m

Garage

4.39m x 2.57m

FIRST FLOOR

Bedroom 1

3.35m x 3.05m

Bedroom 2

3.40m x 3.23m

Bedroom 3

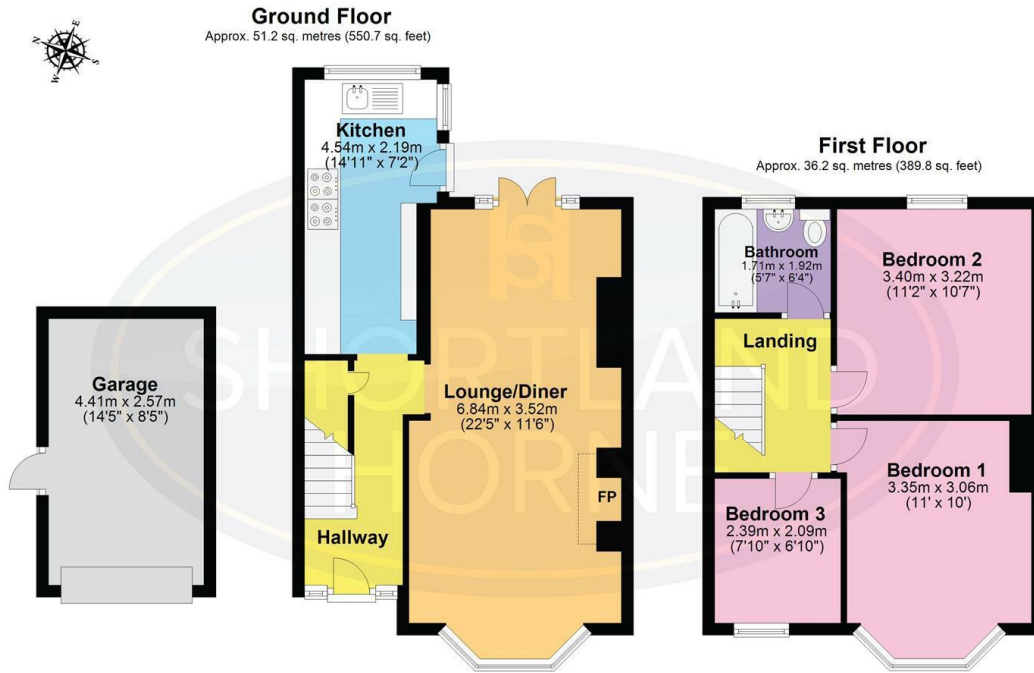
2.39m x 2.08m

Bathroom

1.70m x 1.93m



Floor Plan



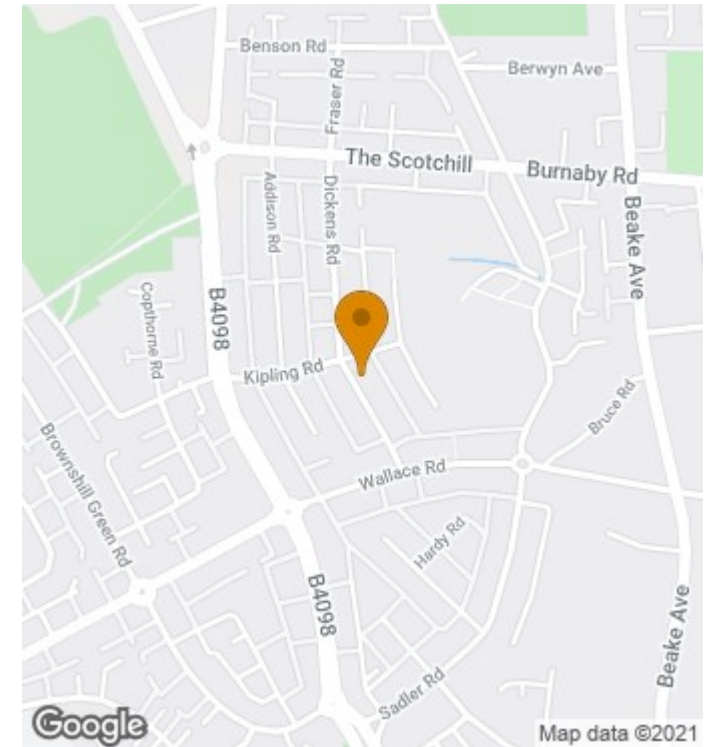
Ground Floor
Approx. 51.2 sq. metres (550.7 sq. feet)

First Floor
Approx. 36.2 sq. metres (389.8 sq. feet)

Total area: approx. 87.4 sq. metres (940.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Location Map



Total area: 940.50 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Home.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
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Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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