



87 The Shires, The Shires, WA10 3XL

£195,000

*David
Davies* **D** *Collection*



87 The Shires, The Shires, WA10 3XL

- EPC:D
- 79 Sq Mtrs
- Detached Property
- Two Reception Rooms
- Three Bedrooms
- UPVC Double Glazing
- Gas Central Heating
- Detached Garage
- Sauna Area
- Hot Tub

Occupying a large corner position on the ever popular ' Shires ' development, we are pleased to offer for sale this substantial three bedroomed detached family home, which comes to the market with the added benefit of NO ONWARD CHAIN .

Offering UPVC double glazing and gas central heating, the property offers modern decor throughout with laminate flooring to the majority of rooms and comprises: entrance into the hallway which leads to the ground floor cloaks wc through to the spacious lounge with doors leading to the rear garden. The kitchen is open plan with a dining area.

The first floor landing leads to three bedrooms with the master bedroom having an en-suite shower room, there is also a modern four piece family bathroom in white with over the bath shower.

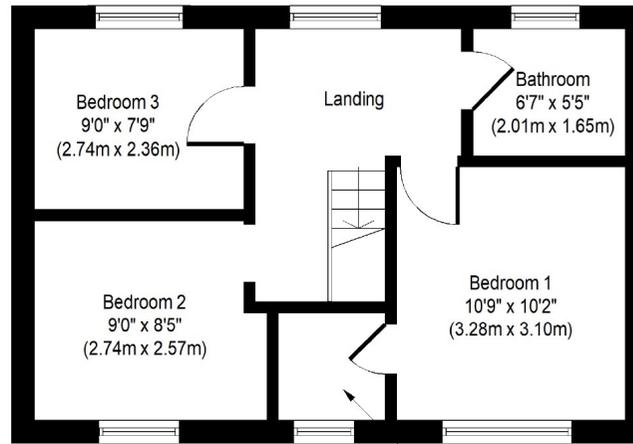
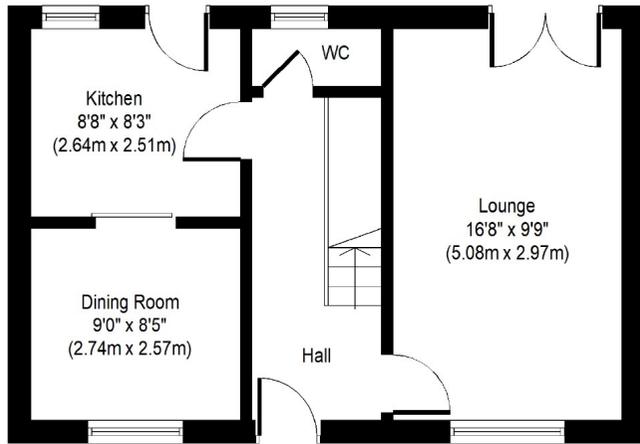
Electric gates lead to a large front garden with private off road parking for five cars. The rear garden is also private and landscaped with decked patio and water feature pond.

Additionally there is a detached garage which has a feature Finish sauna with wet room, steam pod, hot tub and relaxation area situated in the rear garden. There is also an outdoor storage shed.

EPC: D







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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David Davies

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(02-100) A		
(81-91) B			(11-91) B		
(69-80) C			(16-80) C		
(55-68) D			(23-68) D		
(39-54) E			(27-54) E		
(21-38) F			(31-38) F		
(1-20) G			(35-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Additional property information is available from our office
Information on tenant permitted fee's can be accessed via the link below
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