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Park Close, Shirland, £265,000

- MODERN SEMI DETACHED HOME
- SOUGHT-AFTER VILLAGE LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- STYLISH FITTED DINING KITCHEN
- NO UPWARD CHAIN
- ENERGY RATING D



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Green & May are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, situated in the highly sought-after village of Shirland. Offered for sale with no upward chain, this attractive property is ideal for first-time buyers, growing families or those looking to downsize.

The accommodation briefly comprises an entrance porch leading to a welcoming lounge/dining room featuring a charming fireplace and French doors opening onto the rear garden, creating a bright and spacious living area. The modern dining kitchen is fitted with a range of contemporary wall and base units, work surfaces and an integral dishwasher, offering ample storage and workspace. To the first floor there are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a stylish family shower room comprising a three piece suite.

Externally the property enjoys a fully enclosed, low-maintenance rear garden with artificial lawn, mature flower and shrub borders, providing an ideal space for relaxing or entertaining. A garage and driveway to the front provide off-road car parking for several vehicles.

The popular village of Shirland offers a range of local amenities including a primary school, village hall, church, play park and regular bus services, with excellent road links to the surrounding towns and the M1 motorway.

Accommodation

Entrance Porch

With double glazed door to the front and tiled floor.

Entrance Hall

With door to the front elevation and stairs rising to the first floor accommodation.



Lounge / Dining room (23' 08" x 7' 11") or (7.21m x 2.41m)

Widening to 13ft 4 maximum. This is a beautifully presented reception room with the focal point to the room being the feature fire place with coal effect fire. There is a TV aerial connection point, double glazed French doors to the rear garden, central heating radiator, under stairs store, and double glazed window to the front elevation.



Fitted Dining Kitchen (15' 07" x 11' 0") or (4.75m x 3.35m)

This is a fabulous kitchen with a comprehensive range of wall and base units incorporating drawers, glass display cabinet and tall larder unit, there are contrasting work surfaces with matching up-stands. There is an integral dishwasher, electric cooker point with splash back and extractor fan, single drainer sink unit with mixer tap, plumbing for automatic washing machine, appliance space, room for a table and chairs, laminated floor, central heating radiator and double glazed windows and door.

Landing

With double glazed window to the side elevation, access to the loft space and cupboard housing the central heating boiler.



Bedroom 1 (11' 07" x 8' 0") or (3.53m x 2.44m)

Plus wardrobe depth. With fitted wardrobes with mirror fronted doors and drawers, double glazed window to the front elevation, laminated flooring and central heating radiator.



Bedroom 2 (8' 07" x 8' 01") or (2.62m x 2.46m)

With fitted wardrobes with mirror fronted doors, double glazed window to the rear, central heating radiator and laminated floor.



Bedroom 3 (8' 09" Max x 6' 08" Max) or (2.67m Max x 2.03m Max)

With built in wardrobe over the bulkhead, double glazed window to the front elevation and central heating radiator.



Shower Room

With three piece suite comprising: shower enclosure, low level WC, pedestal wash hand basin, feature tiling, to the walls and floor, ceiling spot lights, extractor fan, heated towel rail and double glazed windows.

Garage (16' 0" x 8' 02") or (4.88m x 2.49m)

The garage is concrete sectional with up and over door, light power and asbestos roof.

Workshop (8' 02" x 7' 0") or (2.49m x 2.13m)

Plus recess. With window and door to the side.



Outside

There is an enclosed garden to the rear with artificial turf, seating area, mature shrub borders and a garden pond. To the front there are far reaching field views, lawn with decorative borders and driveway which provides off road car parking and access to the single garage.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

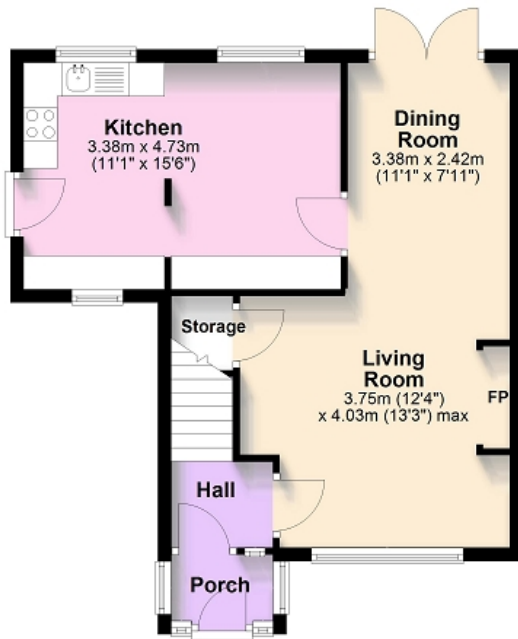
Band B

Directions

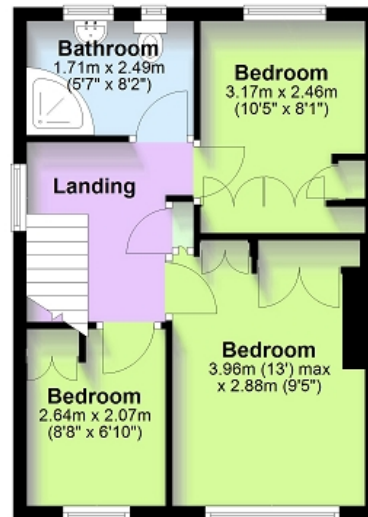
For Satellite Navigation the Post Code is DE55 6AZ



Ground Floor



First Floor



Total area: approx. 82.0 sq. metres (883.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be treated as such by any prospective purchaser. Plan produced using PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.