



73 DELLSOME LANE, WELHAM GREEN AL9 7NE

Asking Price £519,950 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

A three bedroom semi detached former police house occupying a generous size corner plot with attached garage and beautiful southerly aspect garden. The property offers well balanced living space throughout with further scope to extend (subject to planning) comprising entrance hall, two reception rooms, modern fitted kitchen and utility room. The first floor provides three bedrooms with built in wardrobes served by a family bathroom. Approached by an independent drive with plenty of parking and attached garage with side pedestrian access to pretty mature garden with patio and log store.







## Property Features

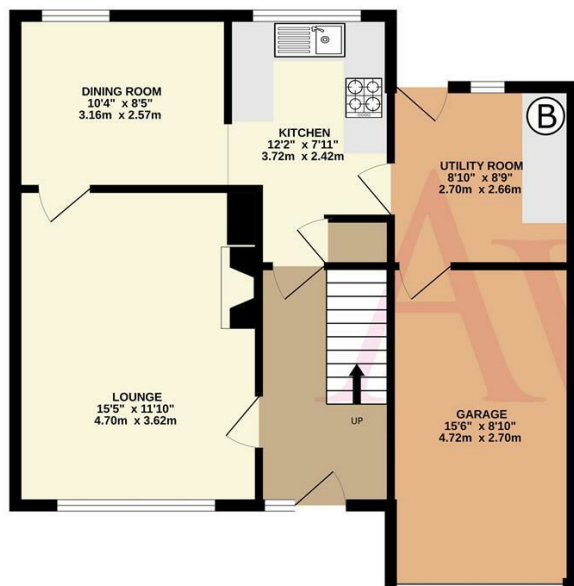
- Living Room: 15'5 x 11'10
- Dining Room: 10'4 x 8'5
- Kitchen: 12'2 x 7'11
- Utility Room: 8'10 x 8'9
- Garage: 15'6 x 8'10
- Bedroom One: 12'0 x 11'10
- Bedroom Two: 11'10 x 9'11
- Bedroom Three: 8'10 x 8'1
- Family Bathroom
- South Facing Garden: 66ft

## Agents Notes

The property is conveniently situated in the village with a parade of shops just a stroll away along with local schools and rail station all within walking distance. features include a working fireplace, doors from dining room to garden and overall a lovely character feel.



GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.

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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