



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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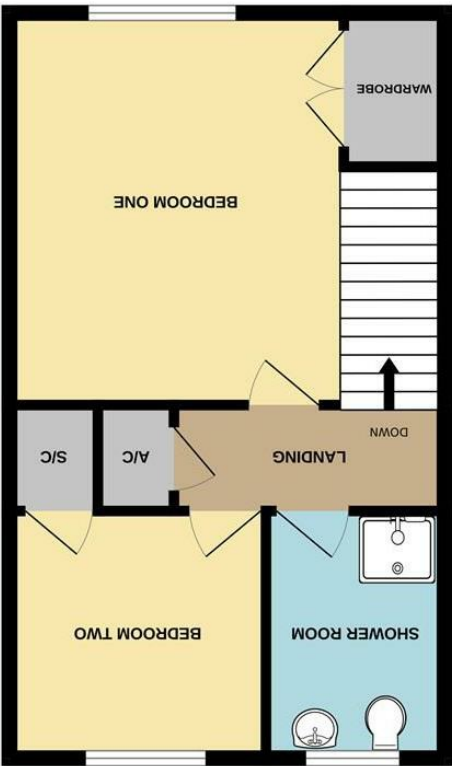
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Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! CUL-DE-SAC LOCATION!! Offered for sale is this fantastic two bedroom home located on Britten Court in the ever popular area of Longwell Green. The property is ideally located close to local amenities, ring road connections and bus stops!! The accommodation comprises: entrance hall, lounge and kitchen/diner to the ground floor. On the first floor can be found the main bedroom with built in wardrobe, bedroom two also boasting built in storage and a well presented shower room. Externally the property offers a single garage, parking in front of the garage and rear garden!! Call today to arrange your viewing!!



**Entrance Hall**  
3'10" x 3'10" max (1.17m x 1.17m max)  
Double glazed door to front, radiator, stairs first floor landing.

**Lounge**  
14'10" max x 13'7" narrowing to 10'7" (4.52m max x 4.14m narrowing to 3.23m)  
Double glazed window to front, radiator, L shaped, under stairs storage cupboard housing fuse board, electric fire with surround, base units.

**Kitchen/Diner**  
8'8" max x 13'8" (2.64m max x 4.17m )  
Double glazed windows to rear, double glazed door to rear, radiator, space for fridge/freezer, wall and base units, worktops, tiled splashbacks, 1 1/2 sink and drainer, wall mounted gas boiler, space for washing machine, space for gas cooker, space for additional appliance.

**First Floor Landing**  
2'8" x 8'8" (0.81m x 2.64m)  
Airing cupboard housing hot water tank, loft access (light, part boarded).

**Bedroom One**  
12'1" x 10'8" (3.68m x 3.25m)  
Double glazed window to front, radiator, ceiling coving, built in wardrobe with light.

**Bedroom Two**  
8'0" x 7'10" (2.44m x 2.39m)  
Double glazed window to rear, radiator, storage cupboard.

**Shower Room**  
7'10" x 5'6" (2.39m x 1.68m)  
Double glazed window to rear, WC, wash hand basin, shower cubicle, wood effect flooring, tiled walls, radiator.

**Front Garden**  
Pathway to front door, canopy over front door, laid to gravel.

**Rear Garden**  
Enclosed rear garden, patio area, area laid to gravel, outside tap, gated side access, shrubs and plants, trees.

**Garage**  
Up and over door to front, power and lighting. First garage next to the rear garden.

**Parking**  
Parking to front of the garage.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

