



This well-presented semi-detached home is located on a sought-after development constructed by Redrow in 2015. The setting is conveniently situated for local amenities and schools with a number of parks close including Dinton Pastures Country Park. Woodley precinct offers a good range of shops and there is easy access to the A329(M) and M4 motorway with local bus routes nearby. Having been sympathetically upgraded by the present vendor the 3 bedroom home also features a well-equipped kitchen-dining room with granite work surfaces that overlooks the part-walled garden. The property is also offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 3 Bedrooms, principle with en-suite
- Living room; Well-equipped Kitchen-dining room with doors to garden
- High standard of finish and presentation with numerous upgrades
- Garage and driveway parking with EV charger
- Low maintenance part-walled garden with artificial lawn; Solar panels
- Built in wardrobes; Laminate flooring; No onward chain





Council tax band E

Council- WBC

Additional information:

Parking

The property has a driveway with parking for 2 vehicles with an EV charging point and a single garage.

Part A

Service charge: £205 pa towards the upkeep of the development

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

NHBC from 19/02/2016 for a period of 10 years.

Agents Note:

The owner is seeking a completion date at the end of June.

Garden

The rear garden incorporates a paved patio and an artificial lawned area that extends to the rear of the garage which would be ideal a space for a garden room. There is a side pedestrian gate to the driveway and a door to the garage.

Floorplan

Approximate Gross Internal Area 1257 sq ft - 117 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 sq m

Garage Area 245 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(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

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