



## 15 Birch Road

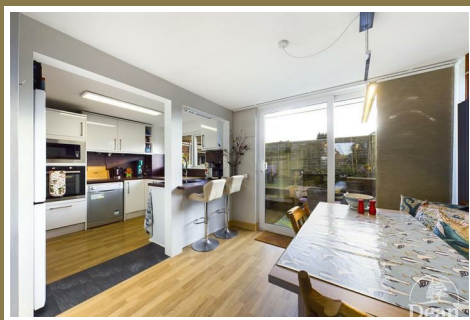
Mile End, Coleford, GL16 7DW

£269,995



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Within walking distance of woodlands and situated in a quiet neighbourhood in Mile End we are offering to the market this well presented semi-detached family home with spacious, modern kitchen/diner, contemporary lounge and utility space to the rear of the single garage. Upstairs are three good size bedrooms and family bathroom. There is ample off road parking to the front of the property and there is a low maintenance garden to the rear.

The village of Mile End is a lovely area with amenities to include a shop and a public house, tourist attractions including Puzzlewood and Perrygrove Railway are also nearby. The nearby town of Coleford has many amenities to include doctors surgeries, schools, independent shops and cafes, a cinema and a library.



Approached via part UPVC double glazed frosted glass door into:

#### Entrance Hallway:

9'10" x 5'9" (3.00 x 1.75)

Stairs to first floor landing, power points, understairs storage space, single radiator, smoke alarm, door into both lounge and kitchen.

#### Lounge:

11'8" x 12'1" (3.56 x 3.68)

Front aspect UPVC double glazed window, TV point, power points, Opening giving access to:

#### Kitchen/Diner:

10'5" x 8'4" (3.18 x 2.54)

A range of base, wall and drawer units, worktop, built in larder, induction hob, composite single drainer unit with tap over, built in oven and microwave, USB points, power points, rear aspect UPVC double glazed window, space for fridge and freezer, single radiator.

#### Diner:

8'6" x 8'5" (2.59 x 2.57)

Modern upright radiator, rear aspect UPVC double glazed sliding patio door giving access to garden.

#### First Floor Landing:

6'6" x 5'10" (1.98 x 1.78)

Access to loft space, bedrooms and bathroom.

#### Bathroom:

5'3" x 7'3" (1.60 x 2.21)

Close coupled W.C., vanity wash basin with tap over,

heated towel rail, modern panelled bath with a mains shower overhead, rear aspect UPVC double glazed frosted window.

#### Bedroom One:

10'11" x 9'8" (3.33 x 2.95 (3.32 x 2.94))

Front aspect UPVC double glazed window, storage space, power points, double panelled radiator.

#### Bedroom Two:

8'7" x 8'5" (2.62 x 2.57 (2.61 x 2.56))

Rear aspect UPVC double glazed window, built in wardrobe, power points, radiator.

#### Bedroom Three:

8'3" x 8'4" (2.51 x 2.54)

Accessed via a sliding wood door, front aspect UPVC double glazed window, double panelled radiator.

#### Outside:

Front - To the front of the property you will find 3/4 split wooden gates leading to parking for several cars, gravel drive, laid to lawn area surrounded by fencing. Rear - Astroturf area all surrounded by wooden decorative sleepers, surrounded by fencing.

The rear garden also has the benefit of a Summerhouse/Home Office which measures 9'10 x 9'10:

Insulated, power points, front and side aspect UPVC double glazed windows.

#### Garage:

Accessed via a manual up and over garage door, power points and lighting.

Garage Utility:

This is to the rear of the garage, space for washing machine, space for tumbledryer, storage cupboards, power points, rear aspect single glazed window.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



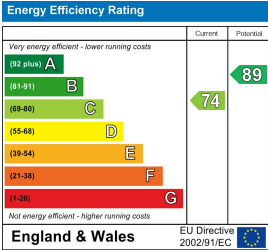
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.