



## 53 Birchwood Road

Woolaston, Lydney, GL15 6PE

£295,000





**\*\* VIEWING HIGHLY ADVISED \*\*DEAN ESTATE AGENTS\*\*** are pleased to offer for sale this well presented three bedroom MODERN detached house in a highly sought after village location comprising spacious entrance hall, cloakroom, lounge/dining room, well fitted kitchen and a four piece family bathroom. Benefits include double glazing, oil central heating, generous off road parking & garage, landscaped garden with patio. Must be viewed to appreciate the village location. NOTE: Birchwood Road also benefits from the installation of Fibre Broadband via Gigaclear.



#### Extended Entrance Hall:

19'11" x 6'0" (6.09m x 1.83m)

Stairs, radiator, storage cupboard, alarm control panel with ground floor sensors.

#### Cloakroom;

With WC, wash hand basin and UPVC double glazed window.

#### Lounge/Dining Room:

24'11" x 10'11" narrowing to 8'11" (7.61m x 3.35m narrowing to 2.74m)

UPVC double glazed picture windows to front, UPVC double glazed French doors to rear, radiators, power points, TV and BT points. The lounge also has access to a chimney which could feature a wood burner subject to usual building regulations.

#### Kitchen:

9'1" x 8'11" (2.77m x 2.74m)

UPVC double glazed window to rear, UPVC part glazed door to side, range of base and eye level units, worktop space, tiled splashbacks, Samsung electric hob, plumbing for dishwasher, electric oven, power points, ceiling spotlights, folding breakfast bar.

#### Stairs to First Floor Landing:

Loft access and smoke alarm.

#### Bedroom One:

12'11" x 10'0" (3.96m x 3.05m)

UPVC double glazed windows to front, radiator and tv point.

#### Bedroom Two:

11'11" x 9'1" (3.65m x 2.77m)

UPVC double glazed window to rear, radiator and power points.

#### Bedroom Three:

10'0" x 7'1" narrowing to 4'0" (3.05m x 2.16m narrowing to 1.22m)

'L' shaped room, UPVC double glazed window to front, radiator, over stairs cupboard.

#### Bathroom:

With modern four-piece suite comprising panelled bath, wash hand basin, WC, shower cubicle, extensive tiled splashbacks, stainless steel heated towel rail. UPVC double glazed window, retractable washing line, airing cupboard housing hot water and immersion heater.

## Outside:

Open plan front garden, generous off road parking for several motor vehicles leading to the garage. To the rear a level, lawned garden with patio, side access with halogen light, enclosed with close boarded fence. Outside Worcester boiler. External access into the garage and rear store room.

## Garage:

14'11" x 8'0" approx. (4.57m x 2.44m approx.)

Power and lighting with plumbing for washing

machine. Up and over door. Oil tank is located behind the garage.

## Services:

Mains water, electricity and drainage. Oil central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.



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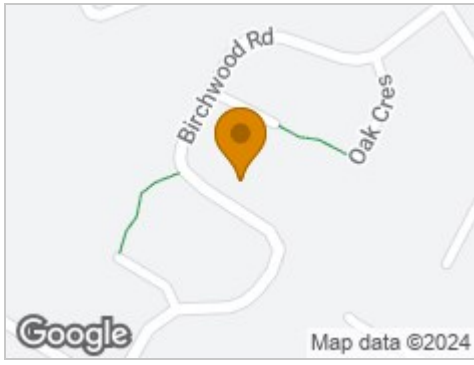
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

## Road Map



## Hybrid Map



## Terrain Map



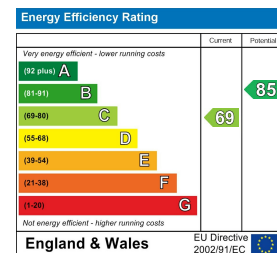
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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