

33 Coniston Road
PALMERS CROSS
WV6 9DT

BARTLAM'S

ESTATE AGENTS • VALUERS • SURVEYORS



***Very attractive Detached Bungalow of interesting individuality, occupying large plot in highly popular neighbourhood. *Impressively spacious layout of versatile design with very comfortable standard of appointment. *Lounge (approx 200 sq.ft.) *Separate Sitting/Dining Room. *Additional Conservatory. *Kitchen with extensive range of fittings. *Laundry/Utility Lobby. *Two double Bedrooms (one with fitted wardrobes). *Fully fitted contemporary-style Shower Room. *Bathroom featuring both bath and separate shower cubicle. *Ladder access to first floor Playroom/Office/occasional third Bedroom. *Gas-fired central heating. *Virtually full double glazing. *Generous forecourt parking facilities. *Garage (presently panelled internally for office/storage purposes). *Lengthy landscaped gardens enjoying southerly aspect. *Overall plot area approx one quarter acre (including miniature novelty golf course!)**

PRICE: Offers Around £299,995

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Ground Floor

Entrance Porch having double glazed door and window.

Entrance Hall having central heating radiator, ceiling hatch/sliding ladder access to first floor.

Lounge 14'5" x 14'0" having double glazed windows to front and side, central heating radiator, ornate feature fireplace in period style.

Dining/Sitting Room 12'8" x 11'7" having double glazed French window opening onto rear garden.

Conservatory 10'0" x 10'11" (max) formed in double glazed windows on brick base, having central heating radiator and double glazed rooflight.

Kitchen 12'4" x 11'10" (max) having extensive range of fittings in a cream panelled finish comprising floor-based cupboards with laminated work surfaces, inset stainless steel sink, wall-mounted cupboards and display shelving, tall storage cupboards and retractable larder units. Integrated Samsung oven and CDA 4-plate hob with extractor above. Integrated Kenwood microwave. Built-in automatic dishwasher (not operational). Ceramic tile splashbacks. Feature fireplace with woodburner. Double glazed window to side.

Laundry/Utility Lobby 19'3" (max) x 5'0" having stainless steel topped sink unit, plumbing for automatic washing machine, bank of storage cupboards, central heating radiator, double glazed stable-type door and window to rear.

Bedroom 1 12'0" x 11'0" having range of fitted wardrobes incorporating chest of drawers, central heating radiator, double glazed window to front.

Bedroom 2 11'0" x 9'5" having double glazed window to rear, central heating radiator.

Shower Room having contemporary-style suite in white comprising shower cubicle with wall-mounted and overhead sprays, hand basin and WC. Tiled walls. Slatted chrome central heating radiator/towel rail. Wall-mounted illuminated mirror. Inset ceiling downlights.

Bathroom having white suite comprising jacuzzi bath, separate shower cubicle, hand basin and low flush WC. Tiled walls. Central heating radiator. Double glazed window to rear.

First Floor

Sliding ladder ceiling/hatch access from hall to **Occasional Bedroom/Playroom/Office** 13'6" x 11'0" having central heating radiator, built-in wardrobe, double glazed window to side.

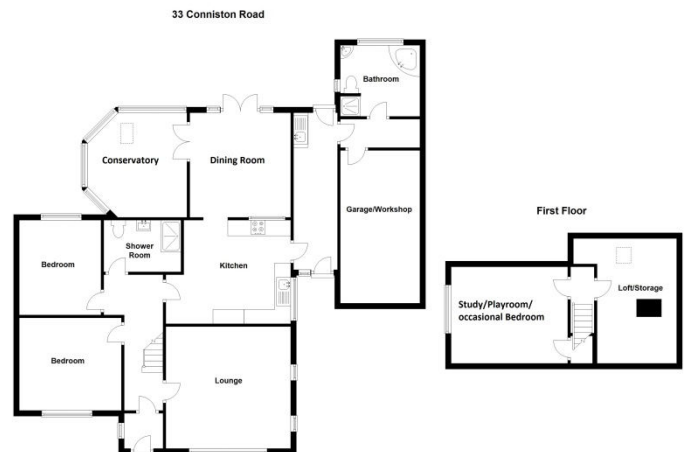
Loft storage space with double glazed rooflight to rear, wall-mounted GlowWorm gas-fired central heating boiler.

Outside:

Forecourt laid in stone chippings. Block-paved driveway providing parking facilities and access to **Garage/Store** 17'8" x 9'2" presently panelled internally for use as office/storage space. Gated side access leading through to rear garden with block-paved patio area, ornamental water feature, shaped lawn with

fully stocked surrounding shrub beds. Greenhouse, Sheds and Bunkers. Enclosed patio garden. Gate to miniature novelty golf course flanked by shrubs and trees. Chicken pen/dog run. **Summerhouse** with light and power.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	48	60
(21-38) F	56		(21-38) F		
(1-20) G		69	(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION REGULATIONS: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE: Choosing a mortgage may be your most important financial commitment. Mortgage & Financial Solutions are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgage and Financial Solutions is an appointed Representative of Sesame Ltd which is authorised and regulated by the Financial Conduct Authority. Written details are available on request. You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £400 or they can accept commission from the lender.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.