



4 Beds, Detached, Freehold, £365,000

Acorn Grove

Three Estate Agents Talbot Green are thrilled to present this spacious four-bedroom detached property in the highly sought-after area of Church Village.

Features

- DETACHED
- FOUR BEDROOMS
- LOUNGE/DINER
- TWO ENSUITE'S
- TWO RECEPTIONS
- OFF ROAD PARKING

Three Estate Agents Talbot Green are thrilled to present this spacious four-bedroom detached property in the highly sought-after area of Church Village.

The property welcomes you through an entrance porch, leading into an inner hallway.

The ground floor features a generously sized lounge with a feature fireplace, open to a dining area with seamless carpeting throughout and French doors that open onto the rear garden. The modern kitchen-diner, accessed from the lounge, boasts oversized ceramic floor tiles, an integrated oven, hob, and extractor hood.

Adjacent to the kitchen is a separate utility room with matching ceramic floor tiles and a contemporary ground floor WC. A second reception room completes the ground floor, offering additional space with laminate flooring.

Upstairs, the first-floor master bedroom features laminate flooring and a private en-suite shower room with ceramic wall and floor tiles, including a large walk-in shower. The master also offers access via a drop-down ladder to a carpeted loft room with a Velux window.

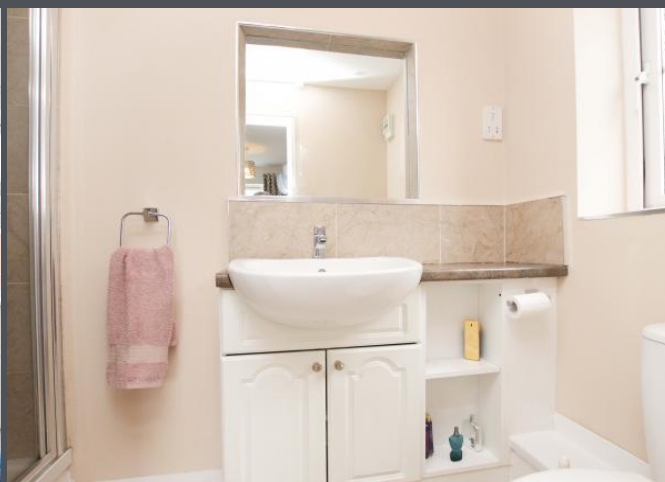
Bedrooms two and three are both doubles, each with fitted carpets, while bedroom two includes built-in wardrobes and an en-suite shower room. A fourth bedroom with carpeted flooring and a family bathroom with stylish mosaic flooring completes the upper level.

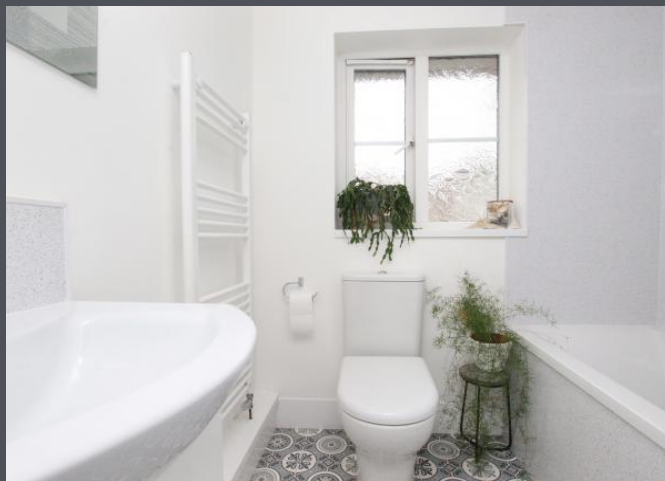
The main loft space is fully boarded with shelving allowing ample additional storage

Outside, the property boasts a well-maintained front garden with mature shrubs and a driveway providing off-road parking for two vehicles. The low-maintenance rear garden features a patio area, a paved patio area, a pond









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		