



## 2 Beds, Semi-Detached, Freehold, £225,000

### Acorn Grove

Three Estate Agents are delighted to bring to the market this well presented two bedroom end-terrace property, ideally located in the highly sought after area of Church Village.

### Features

- NO CHAIN
- EXTENDED
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

Three Estate Agents are delighted to bring to the market this well presented two bedroom end-terrace property, ideally located in the highly sought after area of Church Village.

The property briefly comprises a modern fitted kitchen featuring an integrated oven, hob, and extractor hood, complemented by marble-effect flooring and a front-facing window allowing plenty of natural light.

To the rear of the property is a spacious lounge with a feature fireplace and carpeted flooring. French doors lead into a recently added sunroom, creating a bright and versatile space perfect for relaxing or entertaining. The sunroom is flooded with natural light and provides a pleasant outlook over the rear garden.

The first floor offers two well-proportioned bedrooms and a family bathroom. Bedroom one, located at the front of the property, benefits from two front-facing windows, carpeted flooring, and a useful storage cupboard which could easily be utilised as a wardrobe.

Bedroom two is another generously sized double room featuring two full-size fitted wardrobes, carpeted flooring, and a window overlooking the rear aspect.

The family bathroom is fitted with ceramic tiled walls and includes a bath with a shower overhead.

Externally, the rear garden is designed for low maintenance, featuring a patio area and raised planting borders. To the front of the property there is a driveway providing off-road parking, with the added benefit of two additional parking spaces located to the side of the property.

This contemporary home would make an ideal first-time purchase, an excellent investment opportunity or perfect for those looking to do







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		