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## Severn Oaks, Quedegley, GL2

Asking Price: £175,000 Freehold

Offered with no onward chain is this well presented, larger than average two bedrooms end terrace property situated at the end of a no through road. Benefits include a fitted kitchen, downstairs cloakroom, two double bedroom and modern bathroom suite. The property is fully double glazed and is warmed by gas central heating. Outside is an enclosed private rear garden and ample off road parking to the front.

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Freehold



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**Entrance Hall** Radiator and ceramic tiled flooring. Doors to lounge and cloakroom and opening to kitchen.

**Cloakroom** Modern suite comprising wash hand basin with tiled splashback and low level WC. Radiator, extractor and ceramic tiled flooring.

**Lounge/diner** 13'3"x13'5" (4.04mx4.1m) UPVC double glazed French doors to garden. Stairs to first floor. Laminate flooring. Radiator and TV point. Built-in storage cupboard housing central heating boiler.

**Kitchen** 8'1"x8' (2.46mx2.44m) Range of matching wall and base units with roll edge work-surface with inset sink and drainer unit, part tiled walls and ceramic tiled flooring. Built-in oven and hob with extractor hood over. Plumbing for washing machine and space for further appliances.

**Landing** UPVC double glazed window to side aspect. Access to loft space. Doors to all first floor rooms.

**Master Bedroom** 9'9"x13'3" (2.97mx4.04m) UPVC double glazed window to front aspect and radiator.

**Bedroom two** 8'8"x15'1" (2.64mx4.6m) UPVC double glazed window to rear aspect and radiator.

**Bathroom** Modern suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC with part tiled walls and heated towel rail.

**Garden** Front - Driveway with parking for several cars.  
Rear- Fully enclosed private rear garden with patio and artificial grass.

**Council tax** Band - B

**Referral.** We always refer sellers to Thomas Legal Group, Dee & Griffin or Davey Law solicitors and Warner Austin Mortgage Services. It is your decision whether you choose to deal with Thomas Legal Group, Dee & Griffin or Davey Law solicitors, or Warner Austin Mortgage Services. Should you decide to use Thomas Legal Group, Dee & Griffin or Davey Law solicitors, or Warner Austin Mortgage Services, you should know that we would receive a referral fee of £100 from them for recommending you to them

