ABODE
SALES & LETTINGS

Bren Way, Hilton, DE65 5HP

Asking Price £210,000

https://www.abodemidlands.co.uk

Offered for sale with NO UPWARD CHAIN stands this two-bedroom semi-detached house located on Bren Way in the sought-after area of Hilton. This property boasts a spacious lounge and a kitchen diner to the first floor there are two well-appointed bedrooms and a family bathroom. Outside the home has a well maintained enclosed rear garden and convenience of garage and a driveway.

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Accommodation

Ground Floor:

The property is accessed via a front entrance door, opening into a welcoming hallway with stairs rising to the first floor. A door leads into the bright living room, which features a double-glazed window to the front elevation, a central heating radiator, and ample space for seating. From the living room, a door provides access to the modern kitchen diner, fitted with an electric oven, gas hob, and extractor hood. The kitchen includes space for a washing machine, a sink with a mixer tap and drainer, and a dining area with room for a table and chairs. A double-glazed window overlooks the rear garden, and a door provides direct access outside.

First Floor:

The landing leads to two double bedrooms and a family bathroom. The master bedroom enjoys views of the rear garden through a double-glazed window and includes a central heating radiator. The second bedroom features a built-in wardrobe, a central heating radiator, and a double-glazed window to the front elevation. The family bathroom is fitted with a three-piece suite comprising a bath with a shower over, a wash hand basin, and a low-level WC. A double-glazed window to the side elevation and an electric extractor fan complete the room.

Outside:

To the front, the property offers a driveway providing off-street parking and access to the garage, along with a pathway leading to the front entrance, which is sheltered by a canopy porch. The rear garden is mainly laid to lawn, with a patio area ideal for outdoor seating and entertaining. Enclosed by timber fencing, the garden also benefits from a gated side passage leading to the front of the property and access to the garage.

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Floor 0

Floor 1

Approximate total area(1)

52.35 m²

563.48 ft²

Reduced headroom

1.01 m²

10.87 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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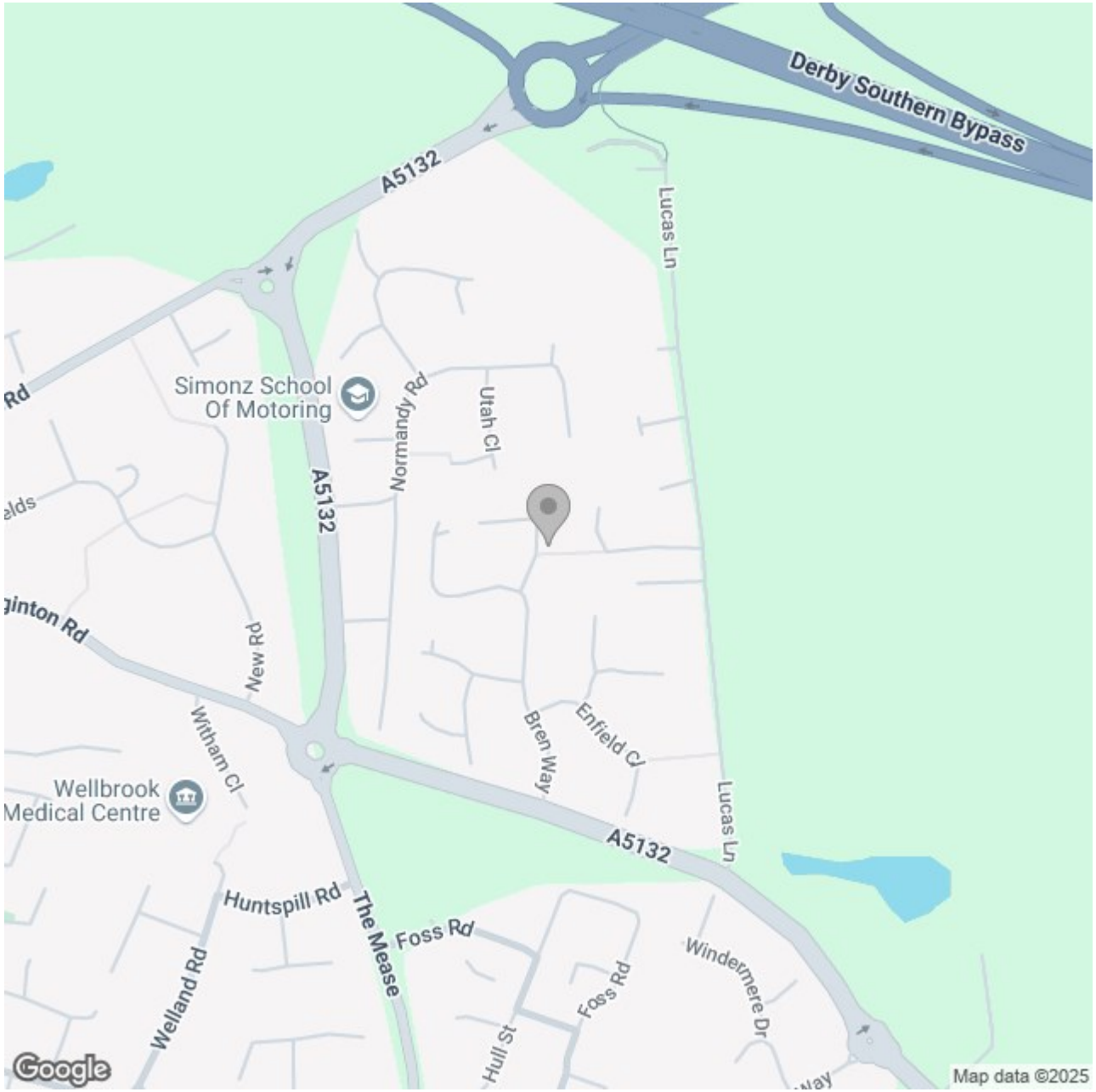

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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