

5 Bilberry Close, The Rock TF3 5DF



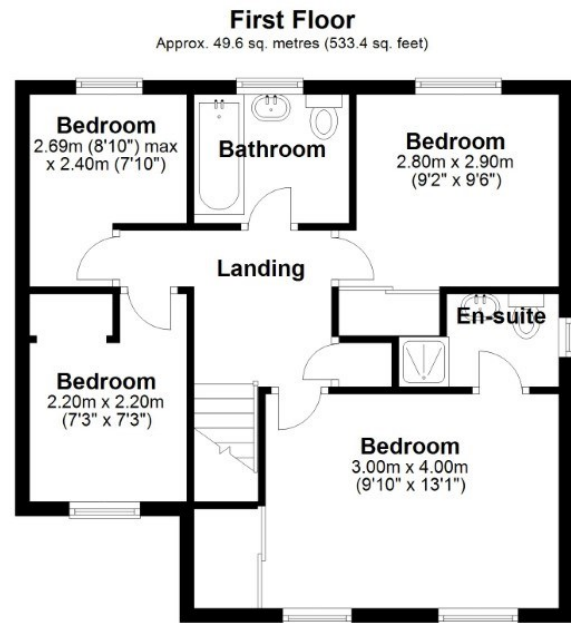
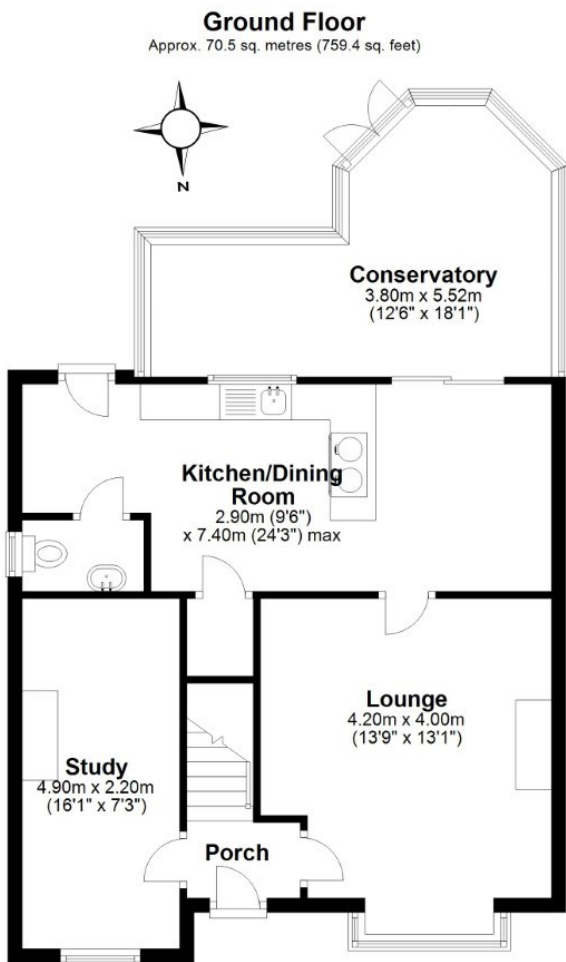
Offers in excess of £2 9 9,9 5 0

Four bedroom family home located in a popular residential location. The accommodation includes centrally located entrance hallway, W.C., spacious lounge, study, large kitchen/diner and adjacent P-shaped conservatory. The first floor offers four bedrooms (the main bedroom benefits from its own en-suite shower room) plus a family bathroom. There is driveway parking to the front (with electric car charging point) and the rear garden features patio area, decking, lawn, garden shed and a greenhouse. The owner purchased solar panels for the property some years ago which will be included in the sale and they provide reduced energy bills and an income of approximately £3000 p.a. This property is ideal for a growing family with the added bonus of hugely reduced running costs!









Total area: approx. 120.1 sq. metres (1292.8 sq. feet)

Tenure Freehold **Council tax** Band D

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 18th March 2022