





Rudheath Lane, Sandymoor, WA7 1GD

£330,000

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This attractive four bedroom semi-detached home occupies a most favourable fringe of site position on Rudheath Lane and benefits from an outlook over Sandymoor Pool from the front elevation.

The spacious, well maintained accommodation briefly includes; entrance hall, cloaks / WC, lounge, kitchen / dining room with integrated appliances, an impressive master bedroom with ensuite, three further double bedrooms and family bathroom. Outside there is driveway parking for several cars, a single bay garage and a West facing garden at the rear.

Early Viewing Essential. No Chain Delay With This Sale.

### Ground Floor

**Entrance Hall** - 3.66m x 2.06m (12'0" x 6'9")

**Cloaks / WC** - 2.06m x 1.52m (6'9" x 5'0")

**Lounge** - 6.05m x 5.18m (19'10" max x 17'0" max)

**Kitchen / Dining Room** - 7.01m x 2.46m (23'0" x 8'1")

### First Floor

#### Landing

**Bedroom One** - 5.23m x 4.37m (17'2" max x 14'4" + recess)

**Ensuite** - 1.98m x 1.55m (6'6" x 5'1" max)

**Bedroom Two** - 3.3m x 2.51m (10'10" x 8'3")

**Family Bathroom** - 2.49m x 1.88m (8'2" x 6'2")

### Second Floor

#### Landing

**Bedroom Three** - 4.93m x 4.29m (16'2" x 14'1")

**Bedroom Four** - 4.55m x 2.51m (14'11" x 8'3")







- Spacious Modern Semi
- Fringe Of Site Position
- Four Double Bedrooms
- West Facing Rear Garden
- Early Viewing Advised
- Sought After Development
- Kitchen / Diner With Appliances
- Ensuite + Family Bathroom
- Garage + Driveway Parking
- No Chain Delay



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		