



# Edgemoor Close, Beechwood

£150,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this newly refurbished home offering light, airy and well-proportioned accommodation throughout, a fantastic opportunity for families, first-time buyers, and those looking to simply move straight in without lifting a finger. The entrance hallway is welcoming and well-presented, with a useful downstairs WC conveniently positioned off the hall, a practical addition for any busy household. The kitchen has been fitted with contemporary units and offers a good amount of worktop and storage space, making it a functional and attractive space for everyday use. The lounge is comfortable and well-lit, benefiting from a good level of natural light and providing a relaxed space for family life.

To the first floor, three well-proportioned bedrooms provide flexible accommodation to suit a variety of needs, whether that's growing families, a home office, or a guest room. The stylish three-piece family bathroom completes the layout. To the rear of the property is a southerly facing low-maintenance garden, providing a pleasant private outdoor space that's easy to manage and ideal for those who want to enjoy their outside space without the upkeep. Situated in a popular residential area within walking distance of local shops, schools and transport links, and with motorway access just a short drive away, the location is as practical as it is convenient. No onwards chain. Freehold. Council tax band A.



**Hallway**  
10'9" (3.28m) x 7'0" (2.13m) Max

**Downstairs WC**  
4'8" (1.42m) x 3'9" (1.14m)

**Kitchen**  
10'3" (3.12m) x 9'8" (2.95m)

**Lounge**  
15'4" (4.67m) x 17'1" (5.21m)

**Landing**  
8'10" (2.69m) x 3'6" (1.07m)

**Bedroom One**  
10'8" (3.25m) x 9'11" (3.02m) Max

**Bedroom Two**  
12'2" (3.71m) Max x 9'6" (2.9m)

**Bedroom Three**  
9'2" (2.79m) x 7'3" (2.21m)

**Bathroom**  
7'8" (2.34m) x 6'2" (1.88m)

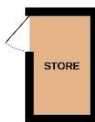
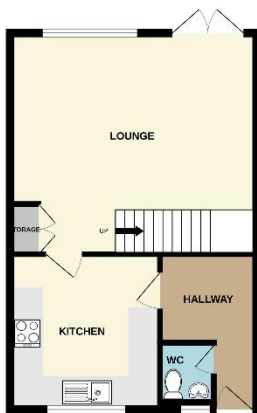






GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan and the description of the property, the purchaser should verify all details, including, but not limited to, the area, boundaries and measurements, and should not rely on any floor plan or description. The purchaser should also verify the accuracy of the description and the details of the property. The purchaser should also verify the accuracy of the description and the details of the property. The purchaser should also verify the accuracy of the description and the details of the property.

**Contact Us:**

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