



Loughshaw
Wilnecote
O.I.R.O **£315,000**

*** 4 DOUBLE BEDROOMS ~ EXTENDED FAMILY HOME ~ GREAT LOCATION ~ GARAGE ***. For sale with MARK WEBSTER estate agents is this extended detached property briefly comprising: Lounge, kitchen/diner, orangery, utility area with WC, four bedrooms, family bathroom, garage, driveway and gardens. Viewing is essential.

RECEPTION PORCH

Having an opaque double glazed composite style entrance door, laminated wooden effect flooring, stairs leading off to the first floor landing and a glazed door to the lounge.

LOUNGE 14' 0" x 12' 8" maximum (4.27m x 3.86m)

Double glazed bow window to front aspect, laminated wooden effect flooring, feature fireplace with an inset coal effect gas fire, glazed door to the kitchen/diner.

KITCHEN/DINER 16' 2" x 10' 10" (4.93m x 3.3m)

Recessed ceiling down lights, part laminated wooden effect flooring to the dining area, tiled floor to the kitchen area, single panelled radiator, useful door giving direct access to the garage, range of fitted base and eye level units, roll edge work surfaces, inset stainless steel double oven and gas hob, stainless steel cooker splash back and extractor hood, built in low level fridge, tiled splash back areas, double glazed window to rear aspect and double glazed sliding doors giving access to the orangery.

ORANGERY 15' 0" x 10' 2" (4.57m x 3.1m)

An excellent addition to this family home having double glazed windows to rear and side aspects, double glazed lantern style roof, recessed ceiling down lights, double panelled radiator and French doors leading out to the rear garden.

GARAGE 19' 5" x 8' 2" (5.92m x 2.49m)

Having an up and over door, power and light, door to the utility room.

UTILITY ROOM 8' 2" x 4' 3" (2.49m x 1.3m)

Opaque double glazed door leading out to the rear garden, single panelled radiator, tiled floor, space and plumbing for a washing machine, further appliance space, wash basin, opaque double glazed window to side aspect, wall mounted central heating boiler and a door to...

WC 5' 1" x 2' 3" (1.55m x 0.69m)

Opaque double glazed window to rear aspect, tiled floor and a low level WC.,

FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard and further doors leading off to...

BEDROOM ONE 9' 5" x 13' 2" (2.87m x 4.01m)

Two double glazed windows to front aspect, laminated wooden effect flooring, single panelled radiator and a fitted wardrobe.



BEDROOM TWO 16' 2" x 8' 9" (4.93m x 2.67m)

Two double glazed windows to rear aspect and two single panelled radiators.

BEDROOM THREE 12' 1" x 8' 1" (3.68m x 2.46m)

Double glazed window to front aspect and a double panelled radiator.

BEDROOM FOUR 8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window to rear aspect and a single panelled radiator.

FAMILY BATHROOM 6' 2" x 6' 9" maximum (1.88m x 2.06m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, pedestal wash hand basin, p-shaped bath with a chrome mixer style shower over, shower screen, tiled walls and recessed ceiling down lights.

TO THE EXTERIOR

The front garden is mainly laid to lawn with a driveway providing off road parking with access to the garage and side gated access to the rear garden. The rear garden has a degree of privacy having a full width paved patio, modern railway sleeper raised flowerbeds, lawn and fenced boundaries.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

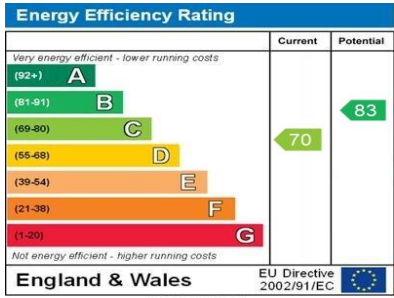
SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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