



Brookside Way
Wilnecote
£279,950

*** EXCELLENT FAMILY HOME - CLOSE TO THE NATURE RESERVE (PERFECT FOR WALKERS) - NEW DRIVEWAY - FLEXIBLE ACCOMMODATION ***. We are delighted to be able to bring to the market this spacious semi detached property having an excellent position briefly comprising: Guest WC, two ground floor bedrooms, kitchen, rear lounge, two first floor bedrooms, bathroom, garage, full width driveway and gardens. Viewing is recommended.

This 4 bedroom semi detached property is beautifully situated on this quiet road in Wilnecote and has the benefit of flexible accommodation with bedrooms on both floors. Externally the property has recently had a new driveway with stunning feature walls and new steps to the entrance porch, certainly giving it the kerbside appeal. This well presented home also has the benefit of an integral garage which offers further scope to convert to provide additional living space if required.

The location is excellent being within a very short walk away from a Nature Reserve, close to local shops and schools, short drive to junction 10 of the M42 providing excellent motorway links to the North & South.

The accommodation comprises in more detail as follows:

RECEPTION PORCH

5' 7" x 5' 3" (1.7m x 1.6m)

Having an opaque double glazed entrance door with adjoining side screen, laminated wooden effect flooring, door to the entrance hall and a further door to the guest WC.

GUEST WC

5' 3" x 4' 2" (1.6m x 1.27m)

Tiled floor, chrome towel radiator, low level WC and a pedestal wand basin.

ENTRANCE HALL

Stairs leading off to the first floor landing, double panelled radiator, recessed ceiling down lights and doors leading off to...

REAR LOUNGE

16' 9" x 11' 9" (5.11m x 3.58m)

Feature panelled wall, single panelled radiator, double glazed French doors leading out to the rear garden, laminated wooden effect flooring, feature open fireplace with decorative wooden surround.

BREAKFAST KITCHEN

14' 2" x 13' 0" maximum (4.32m x 3.96m)

Double glazed window to rear aspect, double glazed door leading out to the rear garden with an adjoining side window, porcelain tiled floor, grey radiator, wide range of cream high gloss style kitchen units, eye level stainless steel double oven, Belfast style sink, wooden work surfaces, built in dishwasher, 5 ring gas hob, appliance spaces and breakfast bar area.

BEDROOM TWO

11' 7" x 10' 9" (3.53m x 3.28m)

Double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring and a feature panelled wall.



BEDROOM THREE

9' 5" x 9' 2" (2.87m x 2.79m)

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

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

16' 6" x 9' 9" (5.03m x 2.97m)

Double glazed window to rear aspect, double panelled radiator, laminated wooden effect flooring.

BEDROOM FOUR

6' 4" x 7' 10" minimum (1.93m x 2.39m)

Double glazed window to side aspect and double panelled radiator.

BATHROOM

7' 5" x 7' 9" (2.26m x 2.36m)

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

TO THE EXTERIOR

To the front of the property there is a new full width driveway with feature split face slate effect walls, access to the garage and steps leading to the reception porch. The rear garden is fully enclosed having a full width patio, lawn, raised patio area and fenced boundaries.

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 C. (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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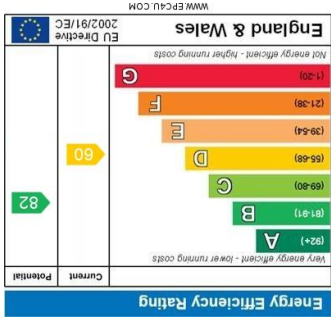
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