



Middlesmoor  
Wilnecote

Offers Over **£375,000**

\*\*\* LARGE 4 BEDROOM DETACHED FAMILY HOME - REFITTED KITCHEN \*\*\*.  
For sale with MARK WEBSTER estate agents is this stunning property being much improved throughout and briefly comprising: Lounge, kitchen, utility room, conservatory, study/office, guest shower room, four bedrooms, bathroom, large rear garden and driveway. Viewing is essential.



## PORCH

Having an opaque double glazed entrance door with double glazed adjoining side screens and a further door to...

## ENTRANCE HALL

Laminated wooden effect flooring, panel radiator and doors to...

## GROUND FLOOR BEDROOM

6' 9" x 8' 8" (2.06m x 2.64m)

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

## GUEST SHOWER ROOM/WC

8' 4" x 2' 6" (2.54m x 0.76m)

Opaque double glazed window to front aspect, tiled floor, panelled walls & ceiling, wash basin with useful vanity storage below, low level WC and a shower enclosure with electric shower over.

## LOUNGE

15' 1" x 11' 6" (4.6m x 3.51m)

Double glazed window to front aspect, tall panel radiator, feature fireplace with electric fire and double glazed sliding doors to...

## CONSERVATORY

10' 8" x 28' 8" (3.25m x 8.74m)

Having double glazed windows, laminated wooden effect flooring, electric heaters, double glazed French doors giving access to the rear garden and further double doors to...

## REFITTED KITCHEN

8' 7" x 17' 5" (2.62m x 5.31m)

Double glazed window to rear aspect, laminated wooden effect flooring, tall panel radiator, a range of base and eye level kitchen units, quartz work surfaces, feature LED accent lighting, composite style sink, gas hob, space for two eye level single electric ovens, integrated full height fridge, integrated freezer, integrated dishwasher, useful breakfast bar area and a door to...

## STUDY/FAMILY ROOM

16' 2" x 7' 8" (4.93m x 2.34m)

Double glazed window to front aspect, laminated wooden effect flooring, panel radiator and a door to...

## UTILITY ROOM

5' 4" x 7' 8" (1.63m x 2.34m)

Double glazed window to rear aspect, vinyl flooring, panelled ceiling, appliances spaces & plumbing, square edge work surface, heated towel rail, wall mounted combination central heating boiler and a door giving access to the rear garden.



### FIRST FLOOR LANDING

Double glazed window to front aspect, access to roof space, useful storage cupboard and doors to...

### BEDROOM ONE

15' 1" x 8' 8" (4.6m x 2.64m)

Double glazed window to front and rear aspect, panelled ceiling, double panelled radiator and a range of fitted bedroom furniture.

### BEDROOM TWO

9' 1" x 11' 7" maximum (2.77m x 3.53m)

(7' 1" x 7' 4" minimum) Double glazed window to rear aspect, panelled ceiling, and a single panelled radiator.

### BEDROOM THREE

7' 7" x 8' 7" maximum (2.31m x 2.62m)

(5' 7" x 3' 9" minimum) Double glazed window to front aspect, panelled ceiling, and a double panelled radiator.

### BATHROOM

8' 8" x 8' 1" (2.64m x 2.46m)

Opaque double glazed window to rear aspect, tiled floor, panelled ceiling, heated towel rail, vanity storage unit with two wash basins and a low level WC, tiling to splash back areas, panelled bath and a shower enclosure with mixer style shower over.

### TO THE EXTERIOR

To the front of the property there is a full width block paved driveway with a side access gate to the rear garden. The enclosed rear garden is of good size with multiple raised decked patio areas, fenced boundaries and a large lawn.

**FIXTURES & FITTINGS:** Some items maybe 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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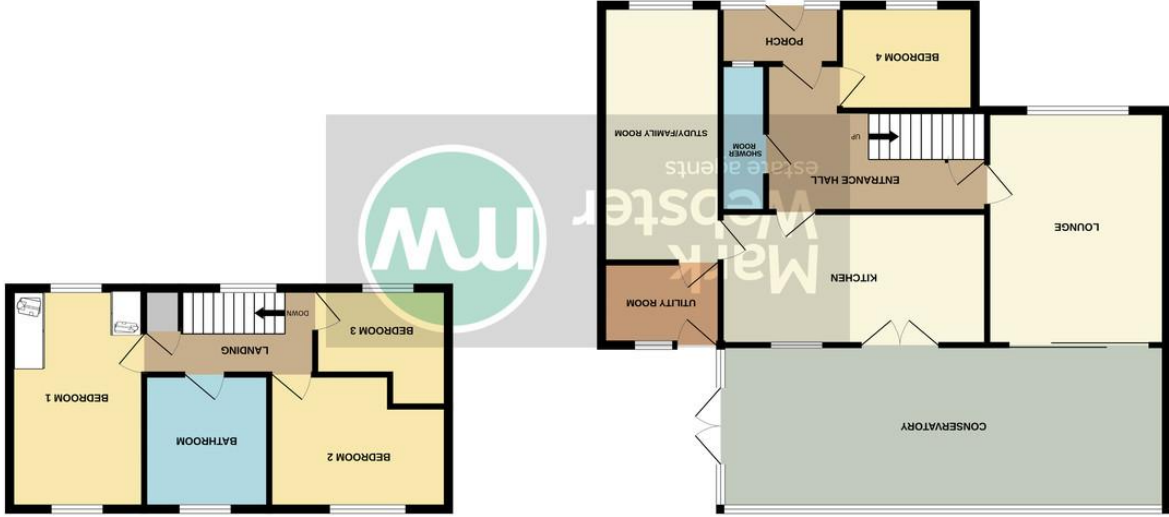
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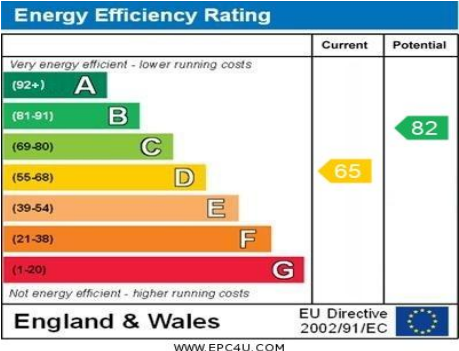
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1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

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