







Barn End Road Warton £185,000 \*\*\* CASH BUYERS ONLY - EXCELLENT POTENTIAL - POPULAR VILLAGE LOCATION \*\*\*. For sale with MARK WEBSTER estate agents and with no upward chain is this semi-detached leasehold property briefly comprising: Kitchen, lounge/diner, three bedrooms, shower room, rear garden, garage and driveway. Viewing is essential.

#### **ENTRANCE HALL**

Laminated wooden effect flooring, single panelled radiator, door to a useful under stairs storage cupboard and further doors to...

# **KITCHEN**

Double glazed window to front aspect, laminated wooden effect flooring, double panelled radiator, door to the garage, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, composite style sink, space for an electric single oven, electric hob, space for a fridge freezer and a further appliance space.

# LOUNGE/DINER

## 11'9" x 15' 10" (3.58m x 4.83m)

Two double glazed windows to rear aspect, double glazed door giving access to rear garden, double panelled radiator and a feature fireplace.

**FIRST FLOOR LANDING** Access to roof space, door to a useful storage cupboard and further doors to...

BEDROOM ONE 12' 10" x 9' 6" (3.91m x 2.9m) Double glazed window to front aspect and a range of fitted bedroom furniture.

BEDROOM TWO 11' 9" x 9' 6" (3.58m x 2.9m) Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE 9' 0" x 5' 9" (2.74m x 1.75m) Double glazed window to rear aspect.

SHOWER ROOM/WET ROOM 7' 6" x 5' 8" (2.29m x 1.73m)

Opaque double glazed window to front aspect, panelled walls & ceiling, heated towel rail, wall mounted wash basin, low level WC and an electric shower.







## GARAGE

28' 8" x 7' 7" (8.74m x 2.31m) Having double opening doors, rear door, power & light.

#### **TO THE EXTERIOR**

The property offers a block paved driveway to the front as well as a small lawn and ramped access to the entrance door. The enclosed rear garden is of good size and is mainly laid to lawn with a paved patio area and rear access to the garage.

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

**SERVICES:** We understand that all mains services are connected.

CHARGES: £18 per year (Ground Rent)

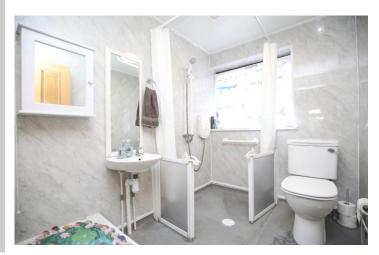
**TENURE:** We have been informed that the property is LEASEHOLD with 37 years remaining, however we would advise any potential purchaser to verify this through their own Solicitor.

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

**DISCLAIMER:** DET AILS 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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.









#### Energy Performance Rating:



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

inspection of the property prior to exchange of contracts. change in course of time, and any interested part is advised to make final to be implied from the photograph of the property. The sales particulars may Nothing concerning the type of construction of the condition of the structure is measurements themselves before committing themselves to any expense. must be considered incorrect. A buyer is advised to re-check the verified it. The measurements supplied are for general guidance and as such Buyers must assume the information is incorrect, until their own solicitors have Agent checked the legal status of the property or the validity of any guarantee. the buyer must assume the information given is incorrect. Neither has the working order, fit for their purpose or within ownership of the sellers, therefore apparatus, equipment, fixtures or services and so does not verify they are in Property Mis-description Act 1991 - The Agent has not tested any

loss other than when specific information has been requested. confirmation should be relied on. The Agent will not be responsible for any any verbal statement made by any member of staff, as only specific written specific written confirmation provided. The agent will not be responsible for upon any information from the Agent, then a request should be made and expenditure or other legal commitments. If any interested party wishes to rely solicitor or other professionals before committing themselves to any commit expenditure. An interested party should consult their own surveyor, only and should not be relied upon as a basis to enter into legal contract or to eventation Act 1937 - These details are prepared as a general guide



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15T FLOOR 351 sq.ft. (35.4 sq.m.) approx.



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