

**6 Manor Drive
Stretton On Dunsmore
RUGBY
CV23 9LZ**

Guide Price £350,000



- **IN NEED OF MODERNISATION**
- **DETACHED HOME**
- **NO ONWARD CHAIN**
- **MATURE GARDEN**
- **LOUNGE AND DINING ROOM**

- **TWO BEDROOM**
- **SOUGHT AFTER VILLAGE LOCATION**
- **MASSIVE POTENTIAL**
- **OFF ROAD PARKING AND GARAGE**
- **ENERGY EFFICIENCY RATING F**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Viewing by appointment only, Saturday 11th November 10.00-14.00**** Horts Estate Agents are delighted to bring to the market this two bedroom detached home situated in the heart of the popular Warwickshire village of Stretton on Dunsmore.

The property does require some considerable updating but offers fantastic potential to extend (subject to planning) and improve. The property comprises of entrance hall, lounge, dining room, kitchen, and w.c to the ground floor. To the first floor are two double bedrooms (the master being of a size that could be split into two double bedrooms) and a family bathroom. The property further benefits from upvc double glazing. Externally there is a driveway providing off road parking for one vehicle and an integral single garage. There is an enclosed mature rear garden. The property is located with easy access to the M1/M6/A5/A14 road and motorway networks.

Village amenities include; Brookside Doctors Surgery, a local store and post office, and the Oak and Black Dog Public House. Primary schooling is available in the village at the Knightlow C of E school. There is also an excellent variety of secondary schooling in nearby Coventry, Warwick, Rugby and Leamington Spa. Co op local stores can be found in the close by villages of Ryton on Dunsmore and Wolston.

Accommodation Comprises

Entry via opaque front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Cupboard. Storage heater. Doors off to lounge, dining room and kitchen.

Dining Room

11'10" x 13'3" (3.62 x 4.05)

Window to front aspect. Storage heater.

Lounge

13'2" x 16'5" (4.02 x 5.02)

Window to rear aspect. Glazed door to rear garden. Open fire with hearth and surround. Radiator. Storage heater.

Kitchen

10'0" x 10'11" (3.06 x 3.33)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit. Space for an electric cooker. Window to rear aspect. Door to:

Lobby

Doors off to w.c. and garage.

Ground Floor W.C.

Low level w.c. Electric heater. Obscure glazed window to side elevation.

First Floor Landing

Access to loft space. Window to front aspect. Doors off to bedrooms and bathroom.

Bedroom One

22'11" x 16'4" (7.01 x 5)

Window to front aspect. Window to rear aspect. Two large built in double wardrobes. Coving to ceiling. Storage heater. Radiator.

Bedroom Two

14'7" x 7'11" (4.47 x 2.42)

Window to side aspect. Large built in double wardrobe. Radiator. Storage heater.

Bathroom

With suite to comprise; panel bath with telephone shower attachment, pedestal wash hand basin and low level w.c. Cupboard housing hot water tank. Heated towel rail. Part tiled walls. Obscure glazed window to rear elevation.

Front Garden

Off road parking for one vehicle. Area laid to lawn. Pathway to front entrance door.

Garage

Timber door. Power and light connected. Window to side. Personal door into Lobby.

Rear Garden

A mature garden, mainly laid to lawn with patio area adjacent to the rear of the property. Timber fencing to boundaries.

Agents Note

Local Authority: Rugby

Council Tax Band: E

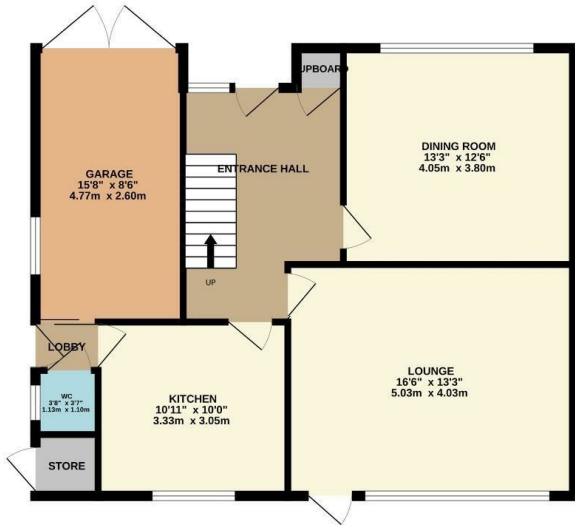
Energy Efficiency Rating: F



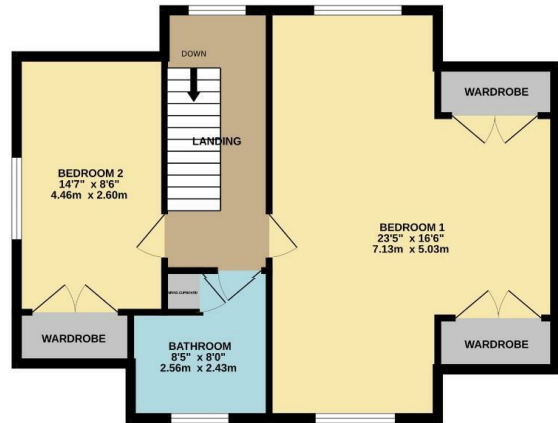




GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



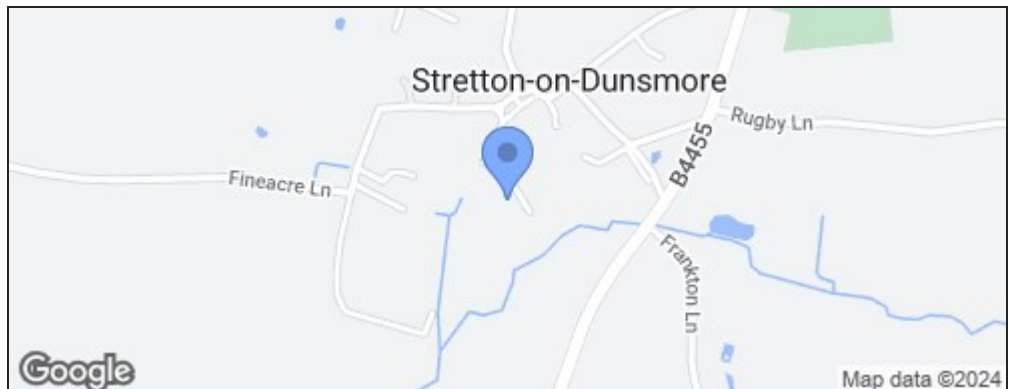
1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.