



Dixons Hill Close, Welham Green, AL9 7EF

£375,000



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**Dixons Hill Close, Welham Green**

Guide Price £375.000-£400.000

Grade two listed two double bedroom, two reception room detached character cottage thought to date back to 1771 offered for sale for the first time in decades with no chain. This delightful cottage is situated in a cul de sac on the edge of the village with a level walk to the village centre and train station.

Offering tremendous potential and requiring extensive refurbishment this characterful home briefly comprises of a lounge with inglenook fireplace, a separate dining room with feature fireplace, kitchen, two first floor double bedrooms and a wc which could be adapted to provide a bath/shower room (Stpp), the property does benefit from gas radiator central heating.

Outside there are gardens to the front sides and rear, and a detached garage and private parking for two vehicles. Please note you may not be able to mortgage this property in its current condition.

Available to cash purchase only.

Please call 01707 270777 to arrange your viewing.







### **Lounge**

Entrance door and window to front, feature inglenook fireplace, radiator, door with staircase to first floor, door to dining room and door to kitchen.

### **Dining Room**

Window to front, radiator, fireplace.

### **Kitchen**

Fitted with wall and base units, complimentary work surfaces, space for fridge/freezer, washing machine and cooker, floor standing gas fired boiler, window to side, door to side.

### **Landing**

Door to wc and opening to two.

### **Bedroom One**

Window to front, radiator, wardrobe recess.

### **Bedroom Two**

Window to front, radiator.

### **Wc**

Wc, wash hand basin.

### **Front, Side & Rear Gardens**

Mainly laid to lawn, flower and shrub beds, various evergreens, picket fence to front boundary, timber shed, brick built outhouses.



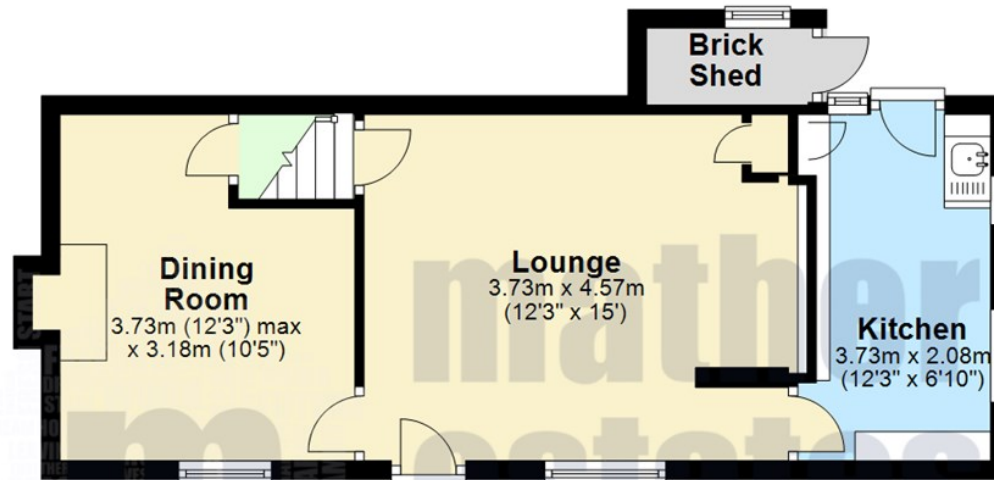
### **Detached Garage & Private driveway**

Private driveway for two vehicles giving access to a detached garage with up and over door and personal door to side.

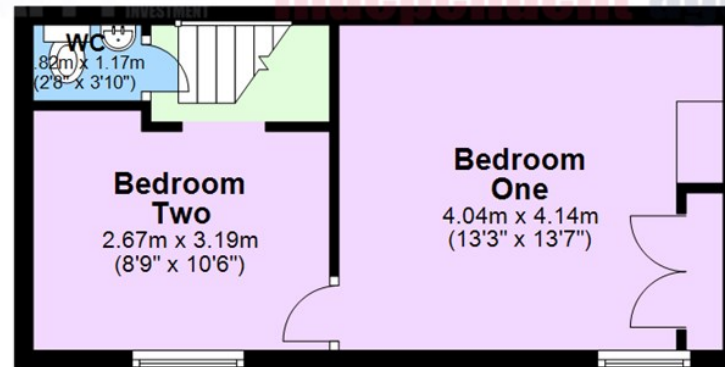
### **Please Note**

Due to the condition of this property and its lack of full bath/shower facilities, the property may not be able to be mortgaged in its current condition. please consult your mortgage company/surveyor.

## Ground Floor





## First Floor



Total area: approx. 67.8 sq. metres (729.8 sq. feet)

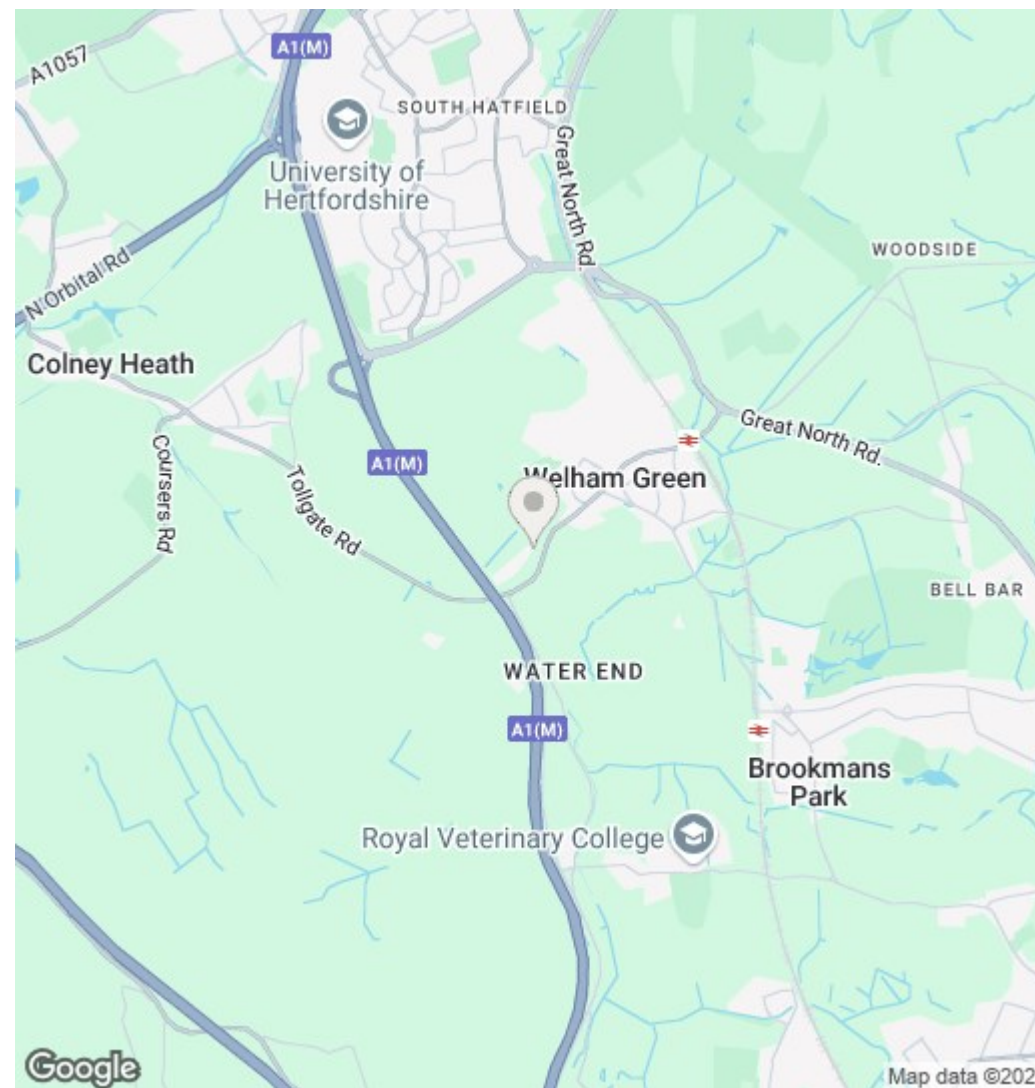
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>37</p>	<p>86</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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