



mather
estates

150 Dixons Hill Road AL9 7DN
Guide Price £475,000



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Guide Price; £475.000-£485.000

Conveniently located within a short walk of the train station, village centre and school, is this deceptively spacious four bedroom family home.

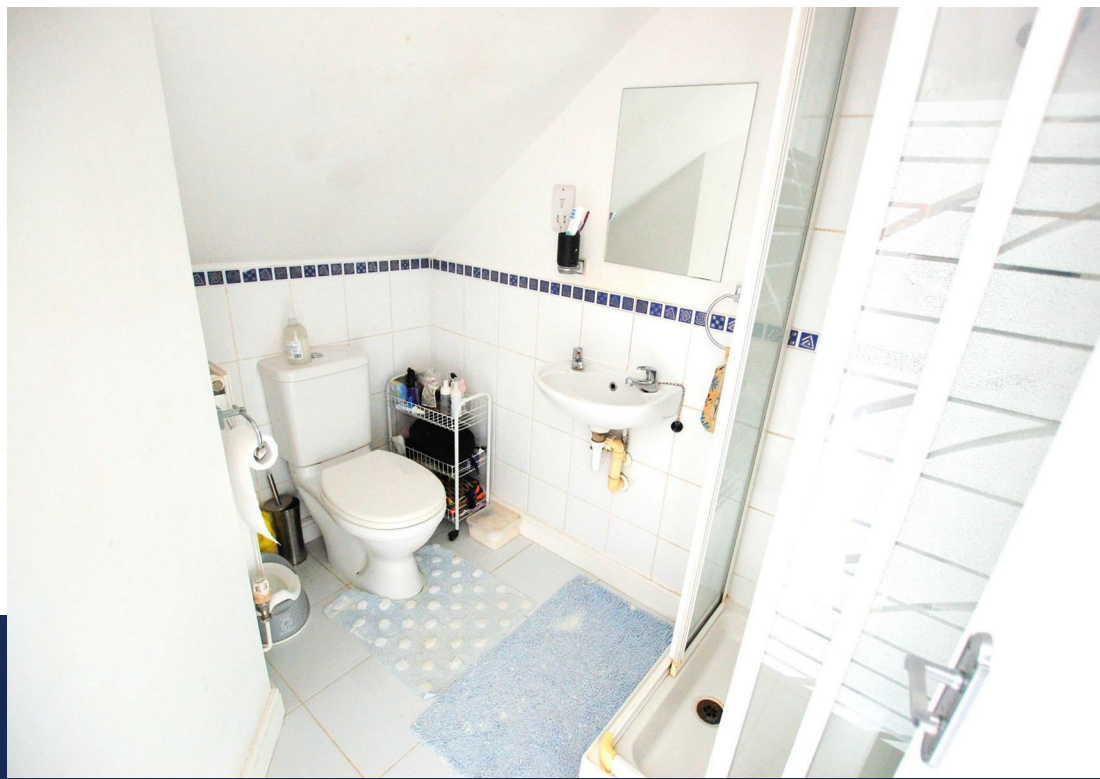
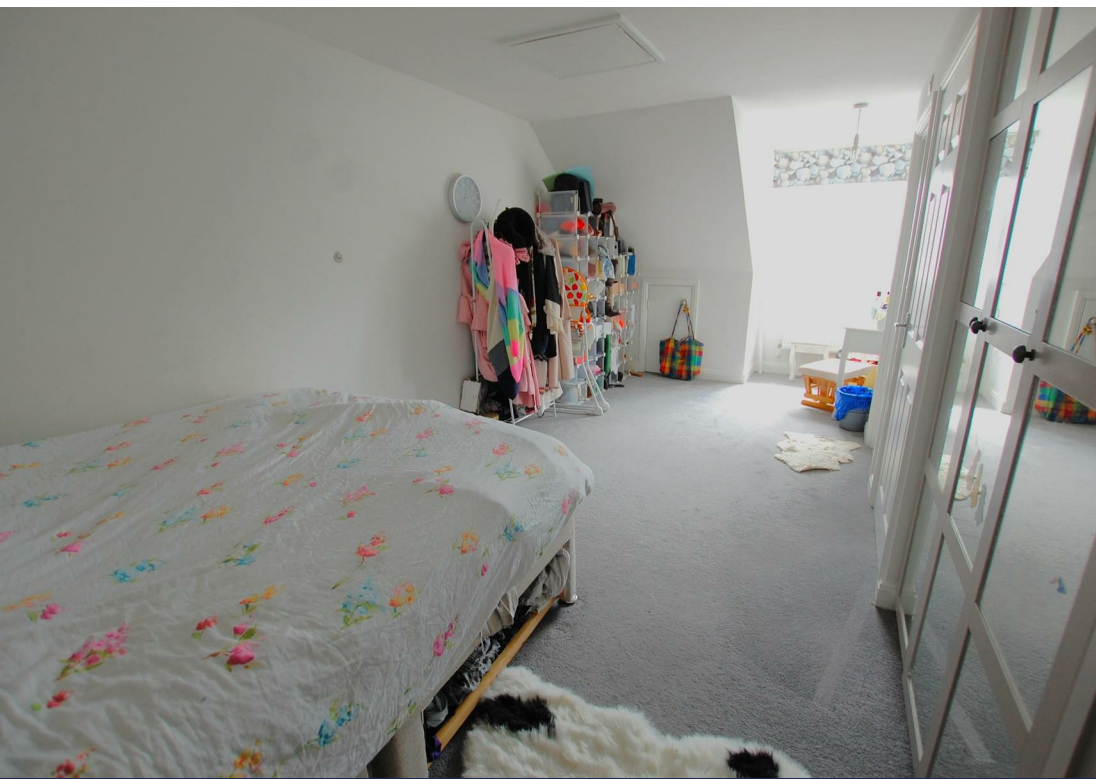
This delightful property offers accommodation spread over three floors comprising of entrance hall, ground floor wc, a 19' lounge/dining room with doors to a conservatory with doors to garden, kitchen with built in appliances, three first floor bedrooms, one of which has an en-suite, family bathroom, the second floor provides a master bedroom with built in wardrobes and a further en-suite. The house has uPVC double glazed throughout and gas radiator central heating.

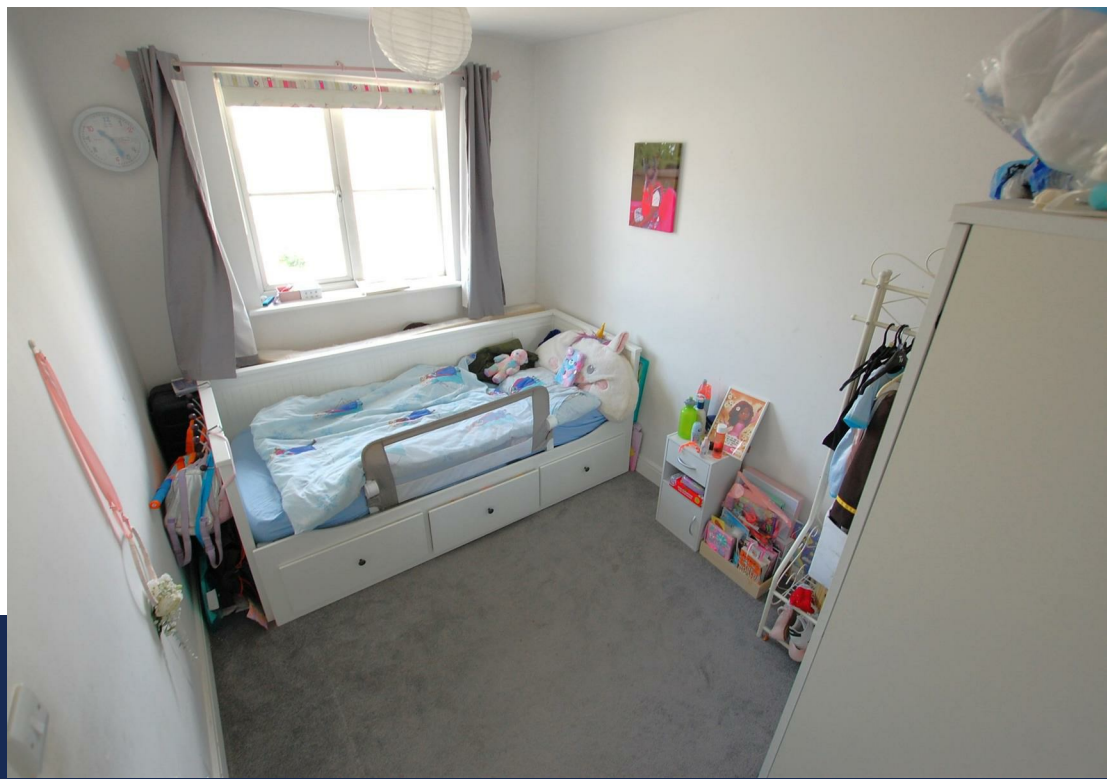
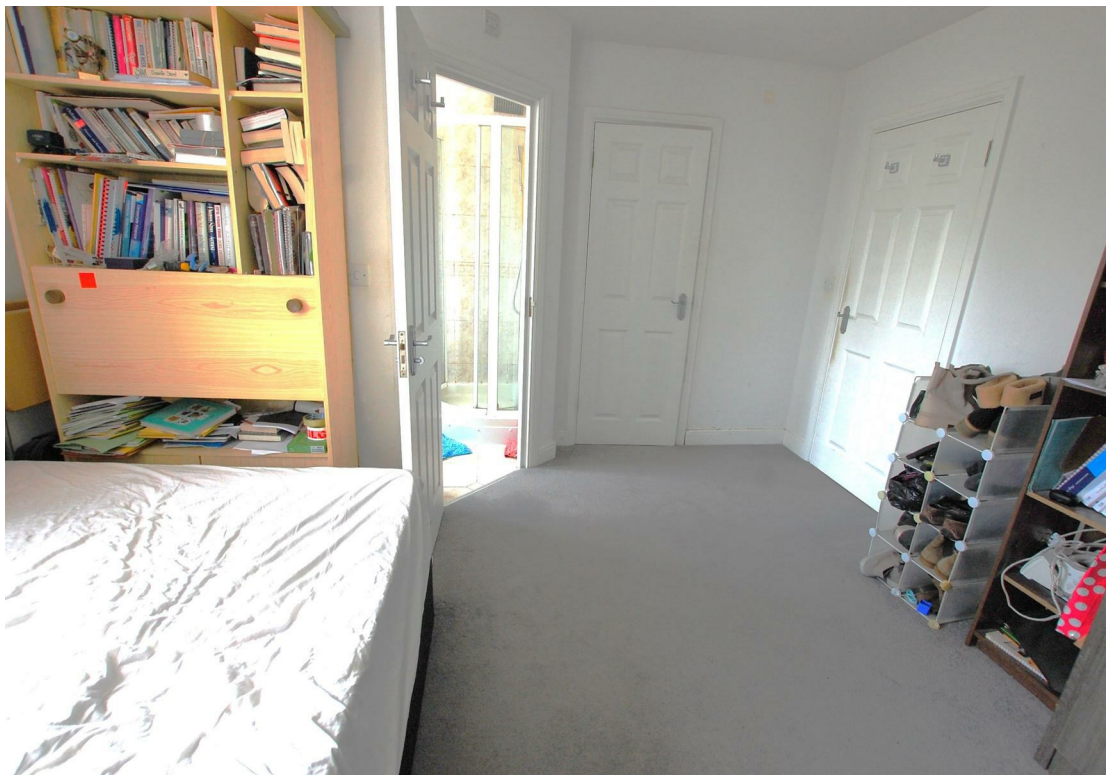
Outside there is a low maintenance rear garden and two private parking spaces with rear access, further private driveway to the front.

Please call us on 01707 270777 to arrange your viewing.











Entrance Hall

Double glazed entrance door to front, radiator, wood effect flooring, door to:

Ground Floor Wc

Comprising of wash hand with mixer tap and tiled splash back, dual flush wc, complimentary wall and floor tiling, radiator, extractor fan.

Lounge/dining Room

18'9 x 14'4

Two radiators, under stairs storage cupboard, French doors with wing windows leading to conservatory, opening to kitchen.

Conservatory

9'8 x 8'

Double glazed windows to side and rear, French doors leading to the rear garden, power and light.

Kitchen

11 x 7'6

Fitted range of wall and base units, complimentary work surfaces and up stands, inset sink/drainage with mixer tap, built in stainless steel oven and hob with stainless steel splash back and chimney style extractor hood over, integrated fridge, freezer, dishwasher and washing machine, breakfast bar, recessed spotlights, tiled floor, radiator, cupboard housing wall mounted gas fired boiler, double glazed window to front.

First Floor Landing

Stairs to second floor landing, radiator, doors to:

Bedroom Two

12'3 x 11'8

Double glazed window to rear, radiator, built in cupboard, door to:

En-Suite

Comprising of corner shower cubicle, wash hand basin with mixer tap and tiled splash back, dual flush wc, complimentary wall and floor tiling, shaver point, extractor fan, radiator, double glazed window to rear,

Bedroom Three

11'4 x 7'9

Double glazed window to front, radiator.

Bedroom Four

6'9 x 6'4

Double glazed window to front, radiator.

Family Bathroom

Comprising of bath with mixer tap and shower attachment, wash hand basin with mixer tap and tiled splash back, dual flush wc, complimentary wall and floor tiling, shaver point, extractor fan, radiator,

Second Floor Landing

Door to;

Master Bedroom

20'4 x 8'8 plus wardrobes

Double glazed window to front, two radiator, access to loft, eaves storage, range of fitted built in wardrobes, door to:

En-Suite

Comprising of corner shower cubicle, wash hand basin with tiled splash back, dual flush wc, complimentary wall and floor tiling, extractor fan, radiator.

Front Garden

flower and shrub beds.

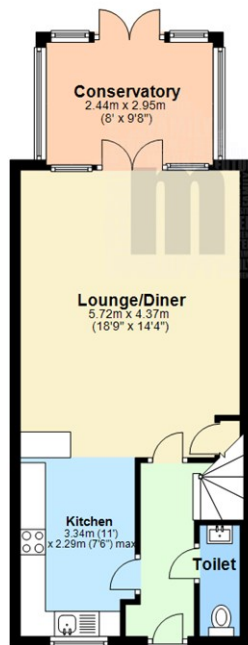
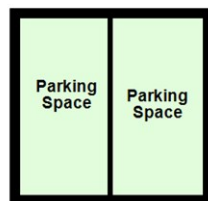
Rear Garden

Lawn, shrubs and evergreens, brick built BBQ, gate leading to private parking spaces to rear.

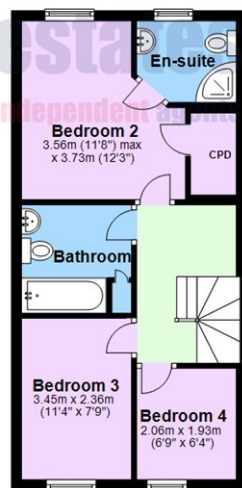
Private Parking

Private driveway for one vehicle to front, two private parking spaces to rear with gate leading to the rear garden.

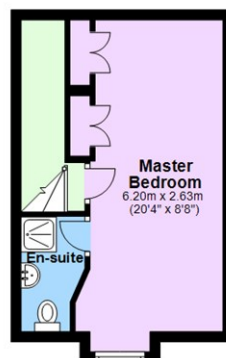
Ground Floor



First Floor



Second Floor



Total area: approx. 128.4 sq. metres (1382.6 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.



**mather
estates**
independent agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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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