



## Oak Cottage Church Road, Shustoke, B46 2AX

**£525,000**

Well presented detached property in the popular location of Shustoke. In brief the property comprises entrance hallway, lounge diner, kitchen, four bedrooms, master with ensuite, family bathroom, garage, off road parking, front & rear gardens. The property also benefits from central heating and double glazing (both where specified)

## Approach

Driveway to front providing off road parking.



## Hallway

Door to front, cupboard concealing meters, storage cupboard, radiator and stairs to the first floor accommodation.



## Lounge/ Diner

25'3" x 12'6" (7.70m x 3.81m)

Double glazed bay window to the front, two radiators and open fire with tiled surround, double glazed doors to the rear garden.



## Kitchen

17'1" x 6'7" (5.21m x 2.01m)

Two double glazed window to the rear, double glazed stable door to the rear garden, radiator, through way to garage, a range of wall and base units with built in dishwasher, space for cooker with extractor hood over, built in fridge and freezer.



## Landing

Ceiling light point & access to loft space.

## Bedroom One

16'9" x 8'10" (5.11m x 2.69m)

Double glazed window to the front, ceiling light point and radiator.



## Ensuite

Low level WC, chrome heated towel rail, wash hand basin with mixer tap, shower cubicle with shower over, double glazed obscure window to the rear.



## Bedroom Two

12'6" x 12'6" (3.81m x 3.81m)

Double glazed window to the side, double glazed window to the rear, ceiling high point, radiator and feature fireplace.



### Bedroom Three

12'6" x 10'6"

Double glazed window to the front, ceiling light point and radiator.



### Loft Space

Drop down ladder, skylights, power, lighting, radiator and storage to the eaves.

### Rear Garden

The rear garden is mainly laid to lawn with decking area and enclosed to boundaries.



### Bedroom Four

7'3" x 7'3"

Double glazed window to front, ceiling light point and radiator.



### Garage

Door to fore, strip light & power.

### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

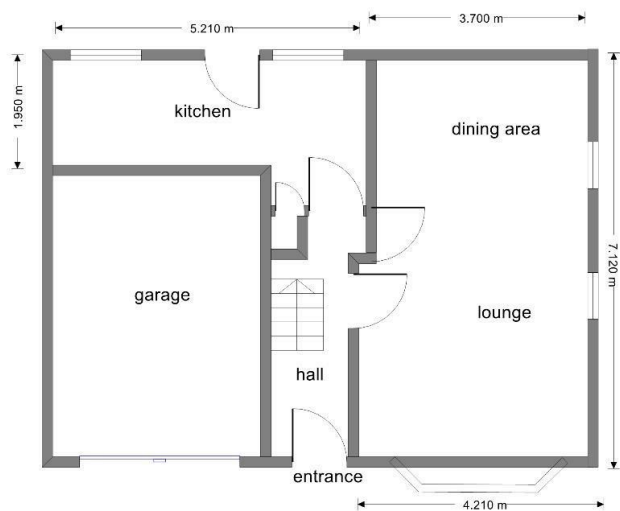
Council Tax Band - E

EPC Rating - D

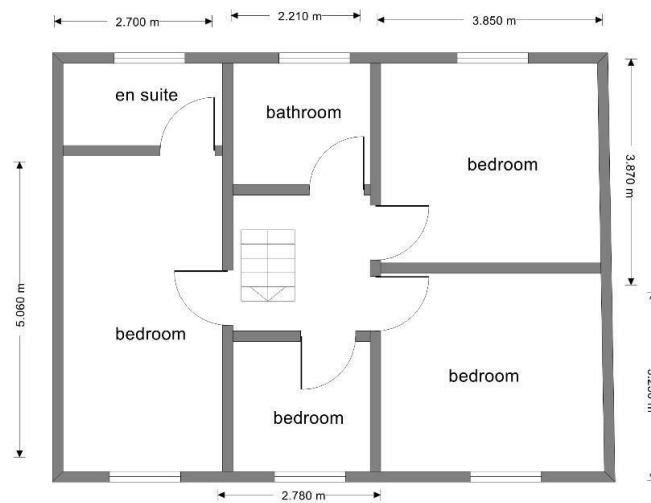


### Bathroom

Double glazed obscure window to the rear, low level WC, wash hand basin, shower cubicle with shower over, bath with mixer tap over, chrome heated towel rail and tiled walls.



ground floor



first floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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