



## 9 Malkins Way, Shustoke, B46 2BW

£525,000

This extremely well presented modern semi detached home situated on a private gated development situated in the popular location of Shustoke briefly comprises hallway, lounge, kitchen/diner, utility room/ downstairs w/c, three double bedrooms ( master having ensuite ) and family bathroom. This property also benefits from having a double garage and having lovely views of the countryside. This property must be viewed to appreciate this lovely home.

## Approach

Access via a secure gated driveway into this modern rural development.



## Hallway

Composite front door, stairs to first floor accommodation, radiator and spotlights to ceiling.



## Lounge

17'9 x 15' (5.41m x 4.57m)

Having two double glazed windows to front and two double glazed windows to rear, radiator and spotlights to ceiling.



## Kitchen/Diner

17'10 x 15 (5.44m x 4.57m)

Having a range of matching wall, base and drawer units, integrated electric oven, microwave/oven and warming drawer, induction hob with cooker hood over, integrated dishwasher and freezer, sink unit with hot tap, double glazed door leading to rear garden, double glazed window to rear, two double glazed windows to front, radiator and three ceiling light points.



## Utility/ WC

9'10 max x 8'07 max (3.00m max x 2.62m max)

Having wall and base units, stainless steel sink unit with mixer tap, space for white goods, cupboard concealing wall mounted central heating boiler, low level w/c, double glazed obscure window to rear, radiator and spotlights to ceiling.



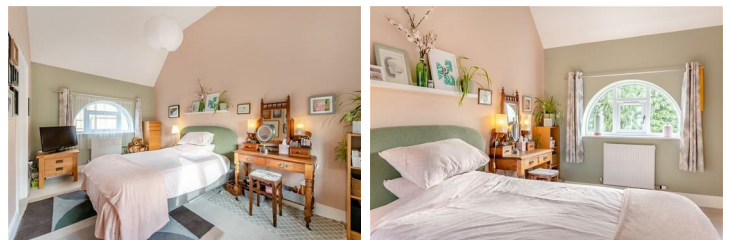
## Landing

Three double glazed windows to rear, two ceiling light point, two radiators and two ceiling light points.

## Bedroom One

15'2 x 9 (4.62m x 2.74m)

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



## Ensuite

Double glazed obscure window to front, wash hand basin, low level w/c, shower enclosure with shower, heated towel rail, extractor and spot lights to ceiling.



## Bedroom Two

15' x 10'07 (4.57m x 3.23m)

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



cannot be agreed without this.

Maintenance Charge £45.00 per month

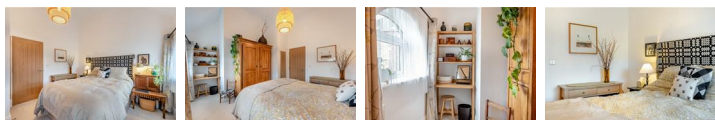
Council Tax Band F

EPC Rating D

### Bedroom Three

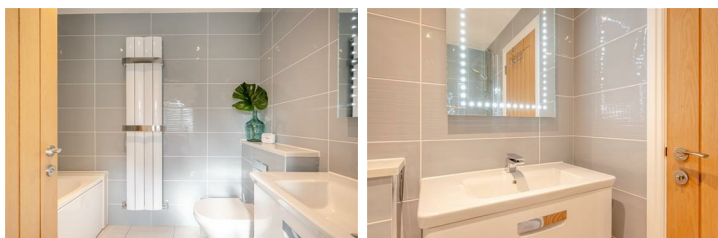
11'6" x 11'6" min/ 15'1" max (3.51m x 3.51m min/ 4.6 max)

Two double glazed windows to front, radiator and ceiling light point.



### Family Bathroom

Panelled bath with shower over, low level w/c, wash hand basin with storage below, heated towel rail and spotlights to ceiling light point.



### Rear Garden

Having a lovely mature rear garden, mainly laid to lawn and paved patio area.



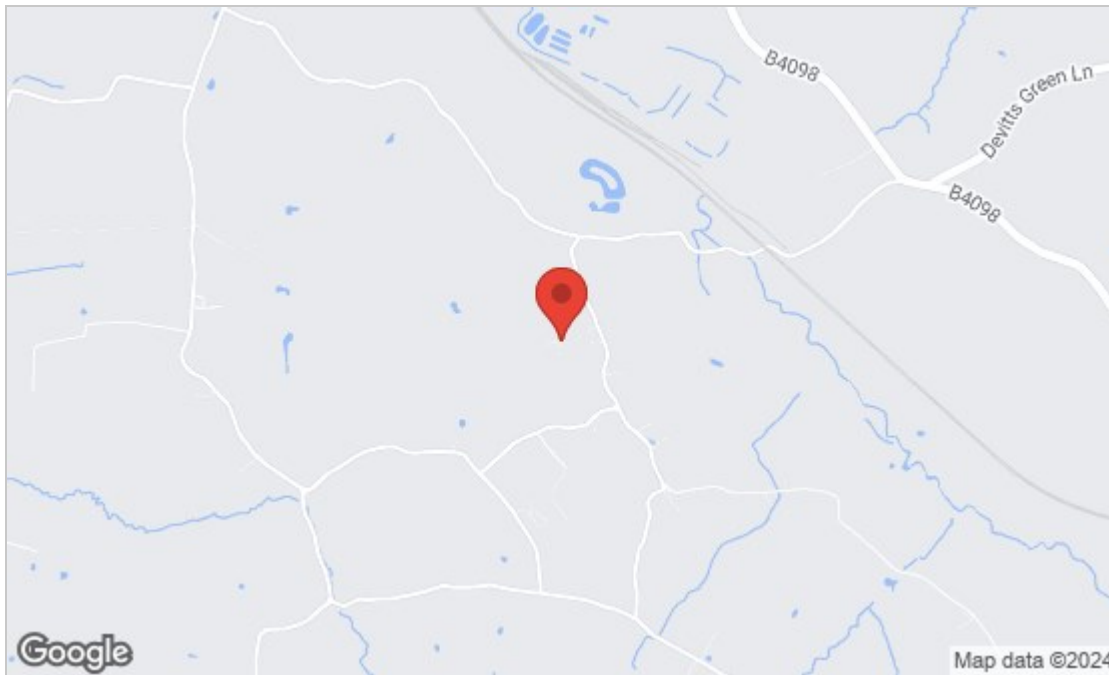
### Double Garage En Bloc



Having power and light point.

### 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	64	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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