



Old School Court

Grendon

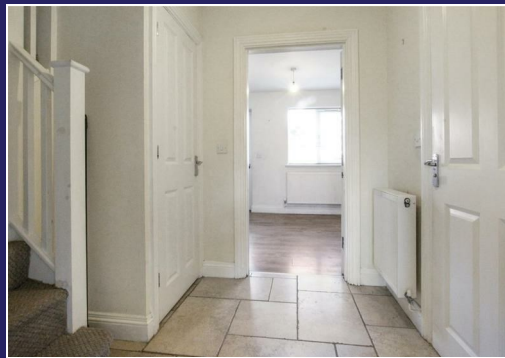
Price Guide £265,000



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Tenure

Freehold

Accommodation Details:

A three/four bedroom mid-town family home situated in a quiet location with country park views to the front aspect. This property has off road parking for two vehicles, a private rear garden and two bathrooms.

External and Approach

The property is set back from the road with several steps leading down a shared path leading you to the entrance / neighbouring properties. To the front aspect is an elevated view of greenery with mature shrubs and trees with a pleasant view of common land. There is one lantern light to the right hand side of the door. Entrance to the property itself is via a white UPVC front door with glazed panels leading you into the large kitchen/dining room.

Kitchen / Dining Room

14'0" x 9'6" (4.27 x 2.90)

Once entered the property, you are greeted with a super, bright, spacious open plan kitchen / dining room. This space is fitted with a range of traditional wall and base units with dark composite worktops with a city tile splashback., and there are spaces below for TWO utility appliances. There is a NEW integrated electric oven, a four-burner gas hob with a chrome extractor hood above. A large window to the front aspect, a stainless steel sink with drainer and chrome mixer tap, spot lighters to the ceiling and a radiator. You'll also find; large ceramic tiles to the flooring, an alarm panel, and the consumer unit.

Hallway

Leading from the kitchen, you have the same continuous flooring and doors leading you to the first reception room, a under stairs cupboard providing further storage and the downstairs cloakroom. Here you'll find; stairs leading you to the first floor, a smoke detector and a radiator.

Downstairs Cloakroom

With the same flooring from the hallway, you'll find a low-level WC with a chrome push flush and a white hand wash basin with a chrome mixer tap set on a high gloss vanity unit. This room has been neutrally decorated and there is one extractor fan.

Living Room

14'0" x 12'4" (4.27 x 3.76)

Leading from the inner hallway, you are welcomed into a good size reception room which is fulfilled with light from the large window and patio door providing access into our garden. This room has been neutrally decorated with hard laminate to the flooring. You'll find, a telephone point, a TV aerial, one radiator and coving to the ceiling.

Stairs and Landing

Leading from the hallway, you will find carpeted stairs leading you to the first floor. You'll also find; a radiator, a smoke detector and doors leading off to the family bathroom, bedroom(s) / reception room.

Reception Room 2 / Bedroom

Located at the front aspect of the property, this is a wonderful and bright reception/bedroom room with the feature of the Juliet balcony facing the common land in front. This room is super spacious, you'll find; a radiator, a large window, TV aerial and a telephone point. This room has been neutrally decorated with coving to the ceiling and beige carpet to the flooring.

Bedroom Three

This is a great sized double bedroom with two windows to the rear aspect providing a beautiful view of the garden. This room has been decorated in neutral tones with carpet to the flooring.

Family Bathroom

This is a modernised and well appointed bathroom with a three piece suite comprising; a panelled bath with separate hot and cold taps and shower attachment above; there is a low-level WC with a chrome push flush and a stylish rectangular hand

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wash basin with a chrome mixer tap set on a high gloss vanity unit. The floor and walls are tiled in marble effect sandstone ceramic tiles and there is one radiator. You'll also find; an extractor fan, white painted walls and a shaving point.

Stairs and Landing

From the landing you have another set of carpeted stairs leading you to the third floor. Here you'll find neutrally painted walls, one radiator and a smoke detector.

Bedroom One

Located at the front aspect of the property, this is a wonderful size with views of the greenery in front. Here you'll find; a door into the ensuite, coving to the ceiling, neutrally painted walls, carpet to the flooring, one radiator and a large window.

Ensuite

With sandstone effect ceramic tiles to the floor and walls, there is a large corner shower cubicle with glass doors and a wall mounted chrome shower. You will also find; a low-level WC with a chrome push flush and a white hand wash basin with a chrome mixer tap set on a high gloss vanity unit. There is also one towel ladder and an extractor fan.

Bedroom Two

Another double bedroom with a window over looking the back garden and the pleasant far-reaching views beyond. This room has been decorated neutrally with carpet to the flooring, there is one pendant light and one radiator.

Outside Space

This is an easy to maintain North East facing garden with a small patio area, gravel borders, mainly laid with turf to the centre with a single path leading you to the allocated car parking spaces.

Post Code For Sat Navs

CV9 2EF

Local Authority & Council Tax Band

Band C

North Warwickshire

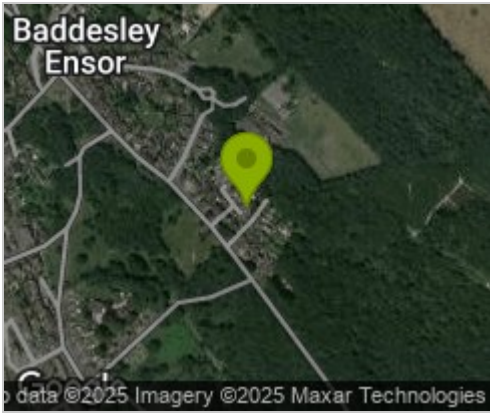
Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

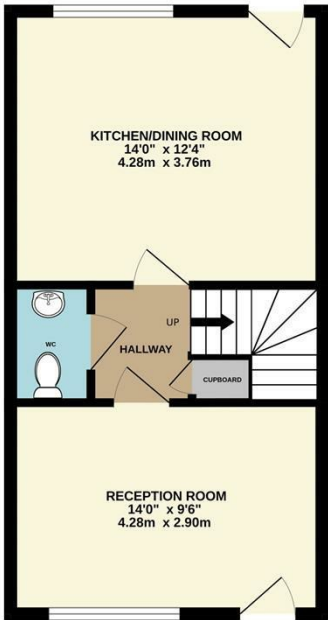
Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

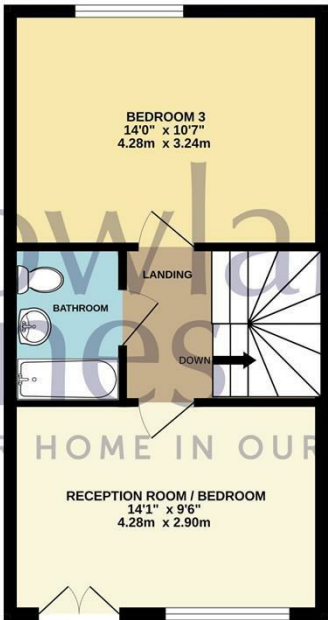




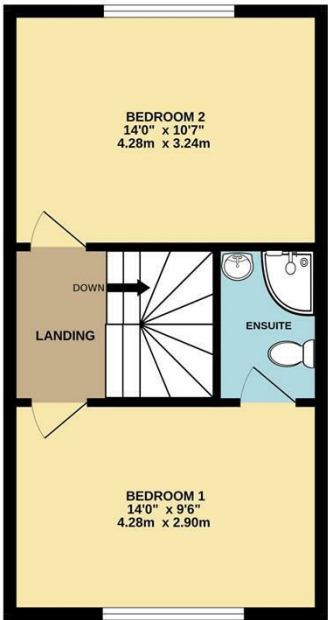
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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Council Tax band: C. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	