



16 Manor School View

Overseal | DE12 6LN | Offers In The Region Of £350,000

ROYSTON  
& LUND



- Detached Family Home
- Off Street Parking For Several Vehicles
- Fully Integrated Kitchen
- En-Suite & Built In Wardrobes To Main Bedroom
- EPC Rating C
- Garage Conversion
- Four Bedrooms
- Utility & Downstairs WC
- Freehold
- Council Tax Band D







Royston and Lund are pleased to bring to the market this four bedroom family home in Overseal situated on a quiet cul de sac. The property benefits from a garage conversion that has made way for a kitchen area and there is off street parking to the front large enough for several vehicles. Located with convenient access to the M42, Tamworth, Ashby & Birmingham.



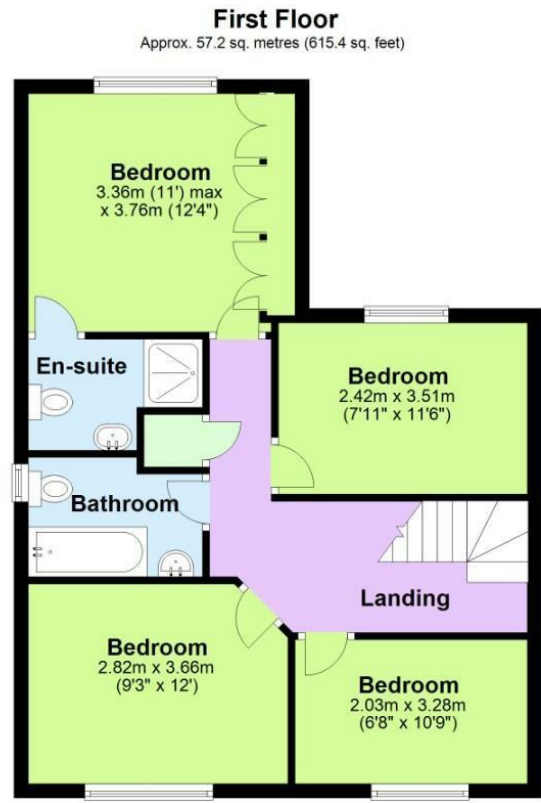
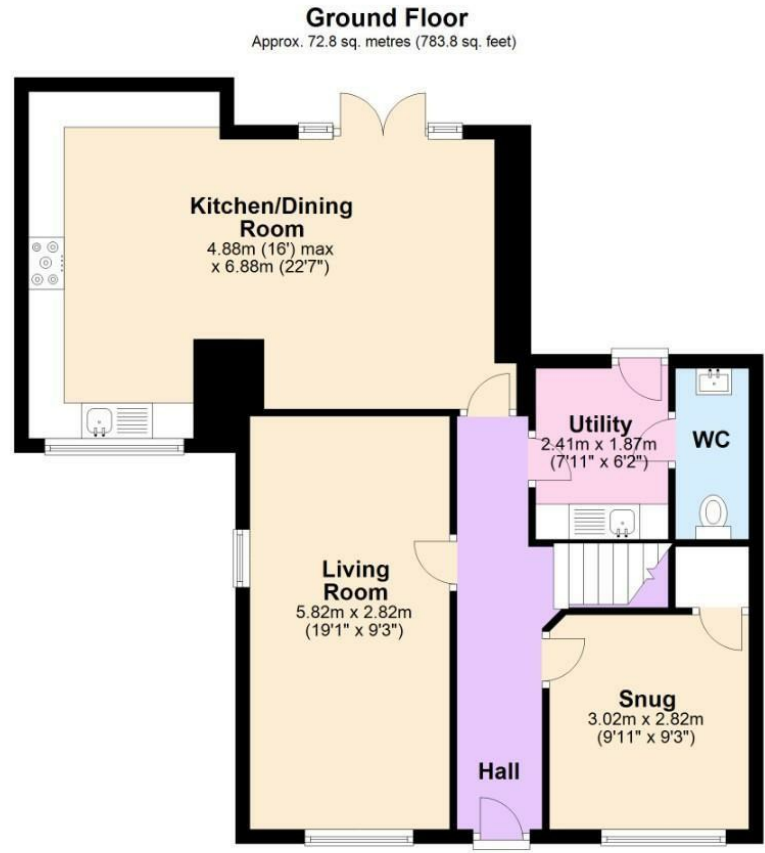
Entering into the hallway there is access to the lounge, snug, dining area, utility and stairs to the first floor. The lounge and snug both feature fitted shutters and the utility room allows access through to the downstairs WC. The kitchen dining area offers a generous space for entertaining family and friends and benefits from a high quality kitchen with fully integrated appliances.

To the first floor there are four well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom benefits from built in wardrobes and an en-suite shower room. To the rear of the property there is a lawned garden with a patio area and fenced boundaries.



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>78</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 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	



Total area: approx. 130.0 sq. metres (1399.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

