



Connells

Birch Court Heathcote Park
Heathcote Warwick



Property Description

Well presented two DOUBLE bedroom DETACHED PARK HOME situated in the popular site of Heathcote Park! Suitable for over 50s this home would be an ideal choice for retirement living!

Briefly comprising a light and airy entrance hallway, generously sized lounge, separate dining area, spacious kitchen, conservatory, two double bedrooms and the family bathroom.

Externally the property sits within a good size plot and boasts beautifully maintained gardens wrapping around the property as well as the driveway to the front providing off road parking for multiple cars.

Dining Area

7' 1" x 9' 8" (2.16m x 2.95m)

Comprising double glazed sliding patio doors to the side elevation and archways to the lounge and kitchen.

Kitchen

9' 5" max x 14' 6" (2.87m max x 4.42m)

Fitted with wall and base units with complimentary work surfaces over, incorporating a stainless steel sink and drainer unit. There is a gas cooker, space for appliances to include: washing machine, dishwasher and space for a fridge/freezer. The combi-boiler is situated in the kitchen, with a double glazed windows to front and side elevations.

Approach

Situated within the quiet cul-de-sac the property is set back from the road behind the driveway.

Entrance Hallway

Comprising a double glazed door to side, a double glazed window to front elevation and patio doors leading into the lounge and a door to the kitchen.

Lounge

11' 8" max x 18' 2" (3.56m max x 5.54m)

Generously sized lounge, having an electric fire place, two radiators, two double glazed windows to side elevation and an archway to the dining area.



Bedroom One

11' 8" to wardrobes x 9' 4" (3.56m to wardrobes x 2.84m)

Double bedroom having fitted wardrobes, a radiator and double glazed windows to side and rear elevations.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

Double bedroom comprising a radiator and double glazed patio doors to the conservatory.

Conservatory

14' 8" x 7' 5" (4.47m x 2.26m)

Comprising a radiator and a double glazed windows to rear elevation and doors to the rear garden.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps and shower over, low level W/C, partly tiled walls, a fitted towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Private and generously sized wrap around garden being mainly laid to lawn with planted borders

Parking

Driveway providing off road parking for two cars.

Agent's Note

The property is suitable for over 50's. It is leasehold with a lease length of 50 years from 1988. The property is subject to management costs which are subject to change. Our vendor has advised the current monthly charge is £181.75 and is reviewed every 1st July. For further details please contact the Branch.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/SPA312547

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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