



The Oaks , Warwick Highway, Mappleborough Green Studley B80 7DG



welcome to

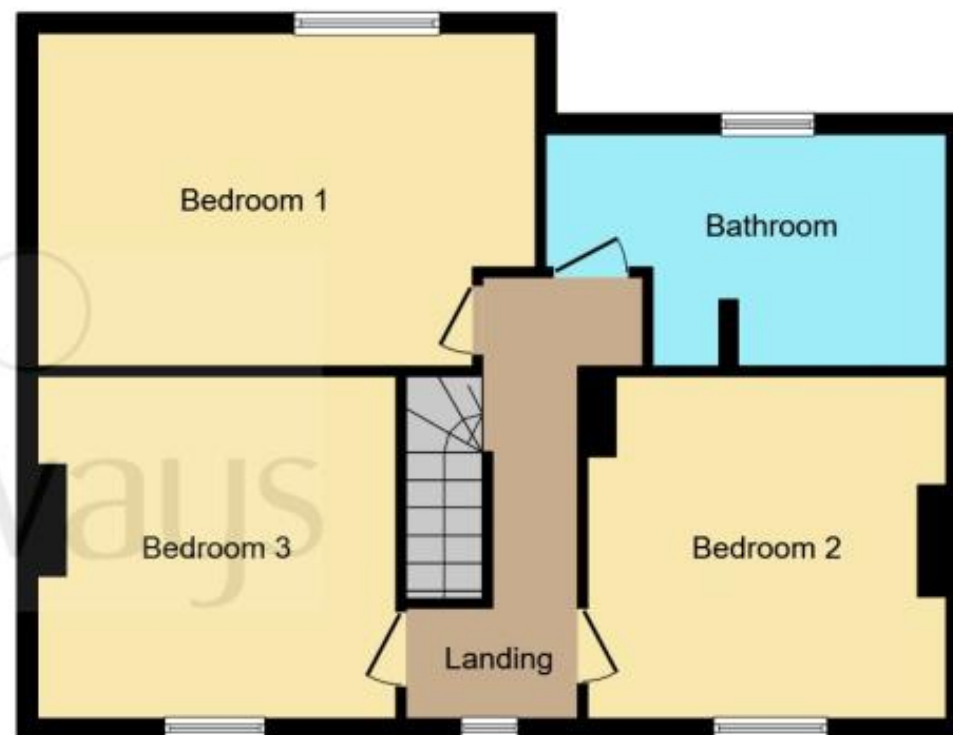
The Oaks, Warwick Highway, Mappleborough Green Studley

Shipways are pleased to present this fantastic DETACHED property. THREE BEDROOMS, SPACE FOR MULTIPLE CARS TO PARK on the front. LARGE REAR GARDEN PLOT. Don't miss out on this opportunity to turn this into your family home!





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hallway

Obscure single glazed window to front. Central heating radiator. Access up the stairs to first floor accommodation. doors to Two Reception rooms, kitchen and under stair storage.

Living Room

14' 1" max x 12' max (4.29m max x 3.66m max)
Single glazed window to front. Single glazed window to side. Central heating radiator. Feature fireplace.

Reception Room

14' 1" x 12' (4.29m x 3.66m)
Single glazed window to front. Central heating radiator. Log burner.

Kitchen Diner

16' 6" max x 11' 4" max (5.03m max x 3.45m max)
Double Glazed window to rear. Double Glazed Double doors to rear. Wall and base units with work surface over. Sink and drainer with mixer tap over. Tiling to splash prone areas. Integrated oven. space for fridge. Central heating radiator. Door to utility.

Utility

8' x 8' 7" (2.44m x 2.62m)
Double Glazed window to rear. Door to rear. Wall and base units with work surface over. Sink and drainer. Space for laundry appliances. Door to downstairs toilet.

Downstairs Toilet

Obscure Double-Glazed Window to rear. Close coupled toilet.

Landing

Single Glazed window to front. Doors to Bedrooms one, two and three and family bathroom. Loft hatch.

Bedroom 1

16' 8" x 11' 5" (5.08m x 3.48m)
Step down into room. Double glazed window to rear. Central heating radiator. Feature fireplace. Reduced ceiling height.

Bedroom 2

12' max x 12' max (3.66m max x 3.66m max)
Single Glazed Window to front. Central heating radiator. Feature fireplace (advised this has been blocked off)

Bedroom 3

12' max x 12' max (3.66m max x 3.66m max)
Single glazed window to front. Central heating radiator.

Bathroom

Obscure Double-Glazed Window to rear. Bath. Separate shower cubicle. Tiling to splash prone areas. Close coupled toilet. Sink and pedestal. Storage cupboard with boiler housed. Central heating radiator.

Rear Garden

Large plot of laid lawn. Paved patio area. Shed in need of attention. Fencing to sides and rear.

Garage

Unable to measure. In need of attention.

Frontage

Grassed area. Parking to the front of the property for multiple vehicles.

Agent Note

We believe there is a Tree Preservation Order on the two Oak trees located at the property. There is development potential subject to planning.



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The Oaks Warwick Highway, Mappleborough Green Studley

- DETACHED
- THREE BEDROOMS
- LARGE FRONT PLOT
- TWO RECEPTION ROOMS
- FANTASTIC SIZED REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/RDC109924



Property Ref:
RDC109924 - 0004

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