



9 Shepherd Close

Long Itchington **CV47 9RE**

Offers Over £550,000

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Being tucked in the corner of a cul-de-sac, this modern detached family house is of truly deceptive proportions and is arranged over three storeys with the original loft space having been converted to form an additional two bedrooms and shower room, giving a total of five bedrooms and three bathrooms. Being attractively presented throughout, notable features of the gas centrally heated and double glazed accommodation include a lounge with separate dining room and study to the ground floor, coupled with a spacious breakfast kitchen. Five bedrooms are arranged over the upper two storeys including en suite facilities to the master bedroom, whilst outside there is a double width driveway providing direct access to a double garage. Overall this is an excellent family house within a highly popular village location.

LOCATION

Long Itchington is a delightful village which despite its semi-rural location is exceptionally well placed for local communication links including the Midland motorway network, mainline railway stations and Birmingham airport. The village offers a vibrant community life with many clubs and activities, numerous village pubs and excellent local schools. The focal point of the village is the village green and pond, with all day-to-day amenities within the village itself being easily accessible on foot whilst more comprehensive facilities can be found in nearby Southam or Leamington Spa.

ON THE GROUND FLOOR

Replacement composite entrance door opening into-

RECEPTION PORCH

With central heating radiator and door sto-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to understairs storage cupboard and grey woodgrain laminate flooring and doors giving access to-

CLOAKROOM/WC

With white fittings comprising low level WC, pedestal wash hand basin with mixer tap, central heating radiator and obscure UPVC double glazed window.

STUDY

2.72m x 1.98m + door recess (8'11" x 6'6" + door recess)

With access to roof storage space, central heating radiator and UPVC double glazed window.

LOUNGE

4.57m x 3.66m (15'0" x 12'0")

With period style fireplace having marble inset and matching hearth and housing a living flame coal effect gas fire, two central heating radiators and UPVC double glazed French style doors opening into the rear garden.

DINING ROOM

3.63m x 2.87m (11'11" x 9'5")

With grey laminate flooring extending through from the reception hallway, central heating radiator and UPVC double glazed window.

KITCHEN/BREAKFAST ROOM

5.05m max x 3.10m max (16'7" max x 10'2" max)

Being fitted with a range of oak panelled style units with brushed chrome rod style door furniture and comprising coordinating base cupboards, drawers and wall cabinets including glazed display cupboards, roll edged granite effect worktops with tiled splashbacks, inset 1.5 bowl sink unit, insert four burner stainless steel gas hob with filter hood over and recently fitted Neff double electric fan assisted oven having cupboards above and below, space and connection for washing machine, cupboard concealing the gas fired boiler, peninsular breakfast bar to match the worktops, central heating radiator, tiled floor, UPVC double glazed window and UPVC door giving external access to the side of the property.

ON THE FIRST FLOOR

SPACIOUS LANDING

With staircase off ascending to the second floor, large built-in storage cupboard over the stairs, further airing cupboard housing central heating radiator, two further central heating radiators on the landing and doors to-

BEDROOM ONE (REAR)

3.68m max x 3.68m (12'1" max x 12'1")

With large built-in double wardrobe, UPVC double glazed window, central heating radiator and door to-

EN SUITE SHOWER ROOM

With white fittings comprising low level WC, wash hand basin with integrated storage cupboard below, walk-in shower enclosure with fitted shower unit and sliding glazed door, central heating radiator, obscure UPVC double glazed window and tiled floor.

BEDROOM TWO (REAR)

3.00m x 3.18m max (9'10" x 10'5" max)

- to rear of fitted wardrobes.

Having a range of fitted wardrobing to one side, central heating radiator and UPVC double glazed window.

BEDROOM THREE (FRONT)

3.68m max x 2.92m max (12'1" max x 9'7" max)

- to rear of fitted furniture,

Having fitted wardrobing/storage, UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

With partly ceramic tiled walls and three piece white suite comprising low level WC, wash hand basin with integrated storage cupboard and mixer tap, panelled bath with electric shower unit over and glazed shower screen, towel warmer/radiator and obscure UPVC double glazed window.

ON THE SECOND FLOOR

LANDING

With door to built-in eaves storage space and further doors to-

Features

Modern Detached House

Deceptive Three Storey Accommodation

Three Reception Rooms

Kitchen/Breakfast Room

Five Bedrooms

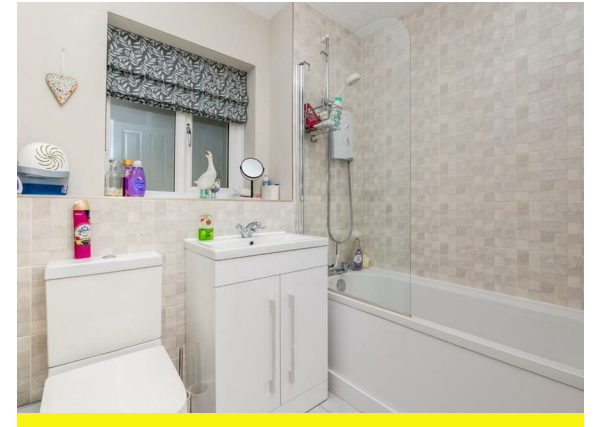
Three Bathrooms

Gardens to Front and Rear

Double Garage

Driveway





Floorplan

Internal Living Area 1623sq ft / 150.80m² (excluding garage)

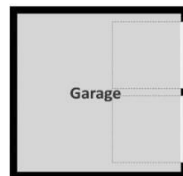
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

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