

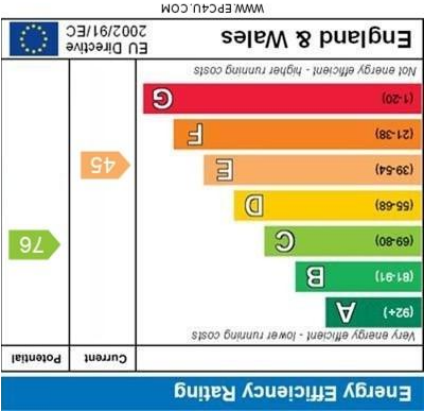
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- LOVELY POPULAR VILLAGE LOCATION
- FOUR BEDROOM DETACHED
- SOME SCOPE TO IMPROVE THROUGHOUT
- NO ONWARD CHAIN
- GARAGE AND DRIVEWAY



Holly Drive, Hurley, Atherstone, CV9 2JY

Offers In Excess Of  
£350,000





## Property Description

A spacious and very well cared for 4 bed detached house situated in a pleasant cul de sac in the popular village of Hurley .

The property is being sold with no onward chain and has just had a brand new gas central heating boiler installed. There is some slight modernisation needed throughout but this has been a well loved and superbly maintained home in recent years.

Entrance is gained via entrance door leading to:-

**ENTRANCE HALLWAY** With stairs rising to first floor, door leading to w.c, kitchen and lounge.

**LOUNGE** 15' x 10' 11" (4.57m x 3.33m) With double glazed bay window to front aspect, feature fireplace, ornate coving, wall mounted radiator, two wall mounted light fittings.

**KITCHEN BREAKFAST ROOM** 10' 11" x 13' (3.33m x 3.96m) With a range of wall mounted and base units, with inset sink unit and drainer with mixer tap over, space for multiple appliances, breakfast bar area, double glazed window to rear aspect, half glazed double glazed stable door to rear aspect, wall mounted radiator, opening leading through to :-

**EXTENDED DINING ROOM** 17' x 10' 1" (5.18m x 3.07m) With double glazed sliding patio doors leading to rear garden, double glazed window to side aspect, wall mounted central heating radiator.

**GROUND FLOOR CLOAKROOM** With low level flush w.c, was hand basin and double glazed window to side aspect.

**FIRST FLOOR LANDING** With doors off to all bedrooms and family shower room. Access to loft space.

**BEDROOM ONE** 12' 4" x 12' 8" (3.76m x 3.86m) With two double glazed windows to front aspect, an extensive range of built-in and fitted bedroom furniture, wall mounted radiator, coving to ceiling.

**BEDROOM TWO** 11' 4" x 10' 9" (3.45m x 3.28m) With double glazed windows to side and rear aspect, wall mounted central heating radiator.

**BEDROOM THREE** 6' 11" x 11' 2" (2.11m x 3.4m) Double glazed window to rear aspect, wall mounted radiator.

**BEDROOM FOUR** 12' 4" x 8' 3" (3.76m x 2.51m) Double glazed window to front aspect, wall mounted radiator.

**REFITTED SHOWER ROOM** 7' 3" x 7' 7" (2.21m x 2.31m) Double glazed window to side aspect, four piece modern white suite comprising double shower cubicle with hand held and rainfall shower attachments and fixed glazed shower screen, low level flush w.c and was hand basin in vanity unit with storage

beneath, wall mounted mirror and tiled splash backs, built-in airing cupboard, laminate flooring, part tiled walls.

**OUTSIDE** To the front of the property is a block paved driveway providing off road parking for multiple vehicles leading to single garage with power and light connected, small lawned fore-garden.

The rear garden is laid to lawn with mature borders and patio area abutting the rear of the property enclosed by brick walling offering an excellent degree of privacy and seclusion.

Council Tax Band E - North Warks

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.  
Broadband Type = Superfast Highest available download speed 78 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.