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- OPEN ASPECT TO REAR
- DOUBLE GARAGE
- FIVE BEDROOMS
- OPEN PLAN KITCHEN DINER
- STUNNING HALLWAY
- TWO ENSUITES



Paget Rise, Austrey, Atherstone, CV9 3EY

Offers In Excess Of £700,000



Property Description

Paget Rise is a well presented and beautifully positioned modern family home with large block paved driveway for multiple vehicles, electric water based under floor heating throughout the downstairs, lawned fore garden with shrub and plant borders, front door into:-

IMPRESSIVE HALLWAY With oak staircase, double glazed window to front, tiled flooring, useful storage cupboard, door to:-

RECEPTION ROOM TWO 12' 5" x 13' 2" (3.78m x 4.01m) With double glazed windows to front and rear and tiled water based under floor heating.

GUEST WC With low level WC, wash hand basin and double glazed window to rear.

OPEN PLAN KITCHEN/DINER 21' 11" x 15' 2" (6.68m x 4.62m) With centre island and space for seating, hob and extractor, double oven, sink with mixer tap, double glazed windows to side and rear, bi-fold door leading to garden, tiled flooring, water based under floor heating, spot lighting, integrated dishwasher, work surfaces.

UTILITY ROOM 7' 11" x 6' 3" (2.41m x 1.91m) With double glazed door leading out to the side, plumbing for washing machine and space for tumble dryer, sink with mixer tap, central heating boiler.

LOUNGE 14' 8" x 18' 6" (4.47m x 5.64m) Having double glazed windows to rear.

OFFICE 9' 6" x 10' 0" (2.9m x 3.05m) With double glazed window to front.

FIRST FLOOR

LANDING With double glazed window to front.

BEDROOM FIVE 9' 4" x 8' 9" (2.84m x 2.67m) With double glazed window to front and central heating radiator.

BEDROOM ONE 16' 8" x 9' 9" (5.08m x 2.97m) Having dressing area with sliding wardrobes, double glazed window to rear and central heating radiator.

ENSUITE Having shower with tiled splashbacks, pedestal wash hand basin, double glazed window to side, spotlighting.

FAMILY BATHROOM Having bath, low level WC, wash hand basin, tiled walls and flooring.

BEDROOM THREE 10' 4" x 9' 9" (3.15m x 2.97m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 12' 10" x 12' 4" (3.91m x 3.76m) Having double glazed window to rear and central heating radiator.

ENSUITE With low level WC, double walk in shower with tiling and mixer shower, spot lighting, double glazed window to front, heated towel rail and wash hand basin.

BEDROOM FOUR 9' 5" x 13' 2" (2.87m x 4.01m) Having double glazed window to rear and central heating radiator.

DOUBLE GARAGE 20' 5" x 20' 6" (6.22m x 6.25m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN With field views, lawned area, decked patio to rear and wrap around giving access to the garage.

Council Tax Band G North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 212Mbps. Highest available upload speed 30Mbps.

Networks in your area:- Openeach

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.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are 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

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