





### Property Description

This stunning TURN KEY READY DETACHED FAMILY HOME was built in 2019 BY CALA HOMES and is still under NHBC Warranty. Situated on a large corner plot with interiors finished to a high specification, the sleek modern kitchen/diner with integral BOSCH appliances looks over a Modern private LANDSCAPED rear garden making that transition from the inside to outside desirable. The lounge is spacious and bright with dual aspect windows and on the first floor are three BEDROOMS, master with en suite and modern family bathroom. Separate garage with ample driveway.

This stunning property is within an easy walking distance to the local schools and transport links to Kenilworth and Solihull / Birmingham and surrounding motorways.

### Approach

Path to front door with landscaped grassed area with border hedging and shrubs. Driveway to side of the plot with access to garage.

### Entrance Hall

### Cloakroom

Stylish ground floor cloakroom comprising of part tiled wall with low level w/c, cloakroom hand wash basin, heated ladder towel radiator and double glazed window to rear elevation. Door to storage cupboard.

### Lounge

16' 7" x 10' 4" ( 5.05m x 3.15m )

Light and airy lounge with dual aspect windows to both front and side elevations with bespoke fitted shutters, television point and radiator.

### Kitchen

10' 3" x 16' 7" ( 3.12m x 5.05m )

Modern kitchen/diner with contemporary base and wall mounted units, contrasting work surfaces incorporating a stainless steel sink and drainer unit. Integral appliances including electric oven and gas hob with cooker hood over, dishwasher and washer/dryer. Integral fridge freezer and double glazed windows to front and side elevation with double glazed french doors leading to rear garden. Ample space for dining table.



## Landing

With stairs rising from first floor, access to loft.

## Master Bedroom

11' 9" x 8' 6" ( 3.58m x 2.59m )

Double glazed window to front elevation, double fitted wardrobes, television point and door to;

## Ensuite

En suite with double walk in shower, fully tiled walls, wash hand basin, w/c, heated ladder towel radiator and double glazed window to the side elevation.

## Bedroom Two

9' 4" x 10' 7" excl recess ( 2.84m x 3.23m excl recess )

Double glazed windows to both front and side elevations, single fitted built in wardrobe and radiator.

## Bedroom Three

10' 7" x 6' 10" ( 3.23m x 2.08m )

Double glazed window to side elevation and radiator.

## Bathroom

Part tiled modern family bathroom comprising of bath with attachment, vanity wash hand basin with chrome mixer tap and storage beneath, wall hung low level w/c, heated towel rail and ceiling spots lights. Double glazed window to the rear elevation.

## Outside

## Rear Garden

Private walled low maintenance and modern landscaped rear garden with patio area accessed from kitchen/diner, astro turfed lawn with contemporary borders and shrubs to the rear. Gated access to front of property.









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**EPC Rating: B**

Tenure: Freehold

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