

Peter Clarke



Arbour House, Station Road, Salford Priors, Warwickshire, WR11 8UX

Arbour House, Salford Priors



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 76.80 sq m / 827 sq ft
 First Floor = 87.87 sq m / 946 sq ft
 Garage = 13.59 sq m / 146 sq ft
 Total Area = 178.26 sq m / 1919 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Open plan kitchen/dining room with Siematic design and Siemens appliances
- Two reception rooms, utility and cloakroom
- Four bedrooms, two en suites and a bathroom
- Built in 2021 with B energy rating and NHBC warranty remaining
- Larger than expected plot
- Village location close to road networks, local amenities and schools
- Viewing highly recommended



£750,000

Arbour House is a very well appointed four bedroom detached house built in 2021 with large driveway, garage, generous garden and further "secret" garden. Located on the edge of the village of Salford Priors, positioned with immediate access to the A46 road network, making it an ideal commuter position.

ACCOMMODATION

ENTRANCE HALL

with under stairs storage cupboard, grey oak effect flooring.

SITTING ROOM

dual aspect, with bay window to front.

STYLISH OPEN PLAN KITCHEN/DINING ROOM

with Siematic units and quartz work top, Siemens appliances, island unit and breakfast bar incorporating Bora induction hob with built in extractor fan, windows to either side and bi-fold doors onto the terrace. Grey oak effect flooring throughout.

UTILITY ROOM

with door to rear, work top incorporating stainless steel sink with cupboard below, space for washing machine and tumble dryer, pantry cupboard.

CLOAKROOM

with wc, wash hand basin, part tiled walls, tiled flooring.

FIRST FLOOR LANDING

with loft hatch leading to a partly boarded loft with internal light and ladder access.

PRINCIPAL BEDROOM

with window to rear, dressing area with two sets of fitted double wardrobes.

EN SUITE

with velux window to rear, wide shower cubicle, wc, wash hand basin, chrome heated towel rail, part tiled walls, tiled floor.

GUEST BEDROOM

with window to rear, a range of fitted wardrobes, cupboards, drawers, dressing table with shelving and bedside units. Matching floor to ceiling fabric headboard and mirrors either side, fitted by the current owners.

EN SUITE

with opaque window to side, shower cubicle, wc, wash hand basin, chrome heated towel rail, tiled flooring.

BEDROOM

with window to front, fitted triple wardrobe with sliding doors.

BEDROOM

with window to front.

BATHROOM

with opaque window to side, bath, shower over, wc, wash hand basin, chrome heated towel rail, airing cupboard, tiled walls and tiled floor.

OUTSIDE

To the front is a tarmacadamed driveway and planted beds. This leads round to a wide brick paved driveway with parking for several vehicles. Raised sleeper beds, further planted beds and double gates to the secret







extra garden which is mainly laid to lawn with wild beds and huge potential.

GARAGE

with up and over electric door, internal power and light.

REAR GARDEN

raised composite decked seating area with steps down to an enclosed lawn garden with planted beds, side gate

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There is a shared entrance driveway to the front with a neighbouring property.

AGENTS NOTE: The additional (secret) garden lies within a conservation area.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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