

10 Oldborough Drive, Loxley, Warwick, CV35 9HQ

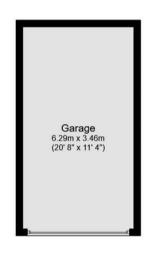
# 10 Oldborough Drive, Loxley, Warwick, CV35 9HQ





Bedroom Bedroom 3.32m x 3.11m 4.13m x 3.70m (10' 11" x 10' 2") (13' 7" x 12' 2") Landing Dressing Room Bedroom Bedroom 4.49m x 3.70m 3.58m x 3.05m (14' 9" x 12' 2") (11' 9" x 10' 0")

First Floor Floor area 75.5 m<sup>2</sup> (813 sq.ft.)



Garage Floor area 21.8 m<sup>2</sup> (234 sq.ft.)

TOTAL: 174.9 m<sup>2</sup> (1,883 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

















- High quality build
- Quiet position opposite a green on a private road
- Beautifully presented, 1,649 sa.ft.
- Four double bedrooms, two reception rooms plus large kitchen/family room
- Parking and garage
- South west facing private aardens
- Situated approx. two miles from Stratford and Wellesbourne



Offers Over £650,000

Located only approximately three miles from Stratford town centre and built by Chase Homes to a very high quality is this four double bedroom mews style property situated opposite a green to the front on a private road, and providing beautifully presented 1,649 sq.ft. accommodation and a south west facing private garden.

### **ACCOMMODATION**

Front door to

### **ENTRANCE HALL**

with under stairs storage cupboard and wood EN SUITE effect floor.

### **CLOAKROOM**

with wc and wash basin, wood effect floor.

### SITTING ROOM

bay window to front and fireplace suitable for **BEDROOM THREE** open fires.

### **DINING ROOM**

with bay window to front.

### KITCHEN/FAMILY ROOM

oven and grill, four ring gas hob with filter hood over, built in fridge freezer, space and plumbing for washing machine, downlighters, wood effect floor, French doors to garden.

# FIRST FLOOR LANDING

access to roof space and airing cupboard.

### **BEDROOM ONE**

with walk in wardrobes having fitted shelving and hanging rails.

with wc, wash basin, shower cubicle, fitted cupboards, ladder towel rail and downlighters.

### **BEDROOM TWO**

with two built in wardrobes.

# **BEDROOM FOUR**

with built in wardrobes.

### **BATHROOM**

with wc, wash basin and bath with shower with range of cupboards and granite work attachment, separate shower cubicle, wood surface, one and a half bowl sink, Neff built in panelling to walls, ladder towel rail and downlighters.

### **OUTSIDE**

There is a lawned front garden with planted borders and parking to side.





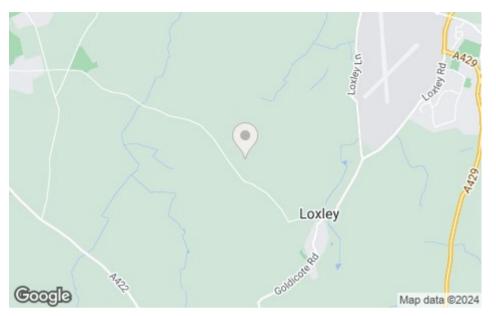














### **GARAGE**

of brick and tiled roof construction, with up and over door to front,

Gated access to side to

# SOUTH WEST FACING REAR GARDEN

with block paved patio, lawn and planted borders.

### **GENERAL INFORMATION**

TENURE: The property is understood to be freehold. We have been advised by the vendors the current maintenance charge amounts to £470 per annum. 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 heating to radiators.

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.

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

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

VIEWING: By Prior Appointment with the selling agent.





Multi-award winning offices serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

