

The Pines, Billesley Road, Wilmcote, Stratford-upon-Avon, CV37 9XB

#### The Pines, Wilmcote





Ground Floor = 105.82 sq m / 1139 sq ft First Floor = 69.48 sq m / 748 sq ft Garage = 34.87 sq m / 375 sq ft Total Area = 210.17 sq m / 2262 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

DESCRIPTION OF

















- Edge of village location
- Approx 0.22 acre plot
- Approx 2,262 sq.ft. inc garage
- Fields to front and pleasant outlook to rear
- Mature, attractive gardens
- Three reception rooms, kitchen, utility, conservatory
- Four bedrooms, two bathrooms
- Double garage and large drive
- NO CHAIN







Offers Over £650,000

XXXX BEST AND FINAL OFFERS TO BE RECEIVED IN WRITING BY 12 NOON WEDNESDAY 30TH APRIL XXXX Situated on the edge of the village with fields to the front and pleasant outlook to the back, is this extended four bedroom detached property providing approx. 2,267 sq. ft. inc garage, on a mature, attractive plot of approx. 0.22 acre. With three reception areas, four bedrooms, two bathrooms, large double garage. NO CHAIN.

#### **ACCOMMODATION**

Door to

### **PORCH**

with front door to

#### **ENTRANCE HALL**

with under stairs storage cupboard.

# **CLOAKROOM**

with wc and wash basin.

### SITTING ROOM

with fireplace, sliding door to conservatory with French doors to garden.

# **SNUG**

# **DINING ROOM**

# **KITCHEN**

with range of cupboards, work surface with sink, four ring electric hob with built in oven and grill, space and plumbing for dishwasher, space for fridge.

# **UTILITY ROOM**

with range of cupboards and work surface, sink, space for fridge freezer, space and plumbing for washing machine.

#### FIRST FLOOR LANDING

with two accesses to roof space, airing cupboard.

#### **BEDROOM ONE**

with under eaves storage.

### **EN SUITE**

with wc, wash basin and shower cubicle, downlighters.

#### **BEDROOM TWO**

with fitted wardrobes, vanity unit with wash basin, and views to front.

#### **BEDROOM THREE**

with dual aspect, views to front, built in wardrobe.

#### **BEDROOM FOUR**

# **BATHROOM**

with wc, wash basin and bath with shower over, ladder towel rail.

# **OUTSIDE**

there is double gated entrance to large stone gravelled driveway, attractive front garden with















mature evergreen, shrub and perennial planted borders with circular gravelled path, twisted hazel and a variety of attractive plants. Gated access to both sides leading to the

### **REAR GARDEN**

with patio, lawn, attractive evergreen, shrub and perennial planted borders, greenhouse, garden shed, wood store to side.

# **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 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: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





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