

Peter Clarke



14 Birch Grove, Wellesbourne, Warwickshire, CV35 9SJ

- Extended Semi Detached House
- Through Living - Dining Room
- Kitchen
- Downstairs Cloakroom
- Corner Plot
- Three Bedrooms
- Bathroom
- Detached Garage
- EPC Rating D
- NO CHAIN



Asking Price £335,000

#### ACCOMMODATION

Through obscure glass panel door into entrance hall with stairs rising to first floor and useful under stairs storage and wall mounted radiator. The living space offers large window to front aspect. Television and telephone point. Electric coal effect fireplace. Archway into dining room with window overlooking rear garden, wall mounted radiator. Leading into the extended kitchen, in which the kitchen is fitted with a range of wall and base units with worktop over, built in wine rack, inset stainless steel sink and drainer with window overlooking the rear garden. Space for oven with extractor over and door leading out to the rear garden. This leads into a utility area with window to side aspect, space and plumbing for washing machine, and space for fridge-freezer. Wall mounted boiler, which was new in Autumn, 2022. Door into cloakroom comprising of wc and wash hand basin, wall mounted radiator and obscure window. Upstairs the first floor landing offers window to side aspect and doors to all rooms. Bedroom one offers window to front aspect and wall mounted radiator. Bedroom two has wall mounted radiator, window to rear aspect, access to loft space and door to storage cupboard. Bedroom three has wall mounted radiator, window to rear aspect and door to storage over the bulkhead. The bathroom is fitted with a white suite comprising of bath with shower attachment above, wc and wash hand basin. Obscure window to rear.

#### OUTSIDE

An enclosed rear garden with timber fence boundary. Patio area, with path leading to shed and garage, and running down the side of the house, with the remainder laid to lawn. Planted borders with mature shrubs, plants and trees.

The house is positioned on a corner plot, with a large frontage laid to lawn which wraps around to the side.

#### PARKING

There is a detached garage which is located to the back of the property with up and over door, window and door to side. Power and light. Off road parking to the front of the garage.

#### 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 gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central 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 D.

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

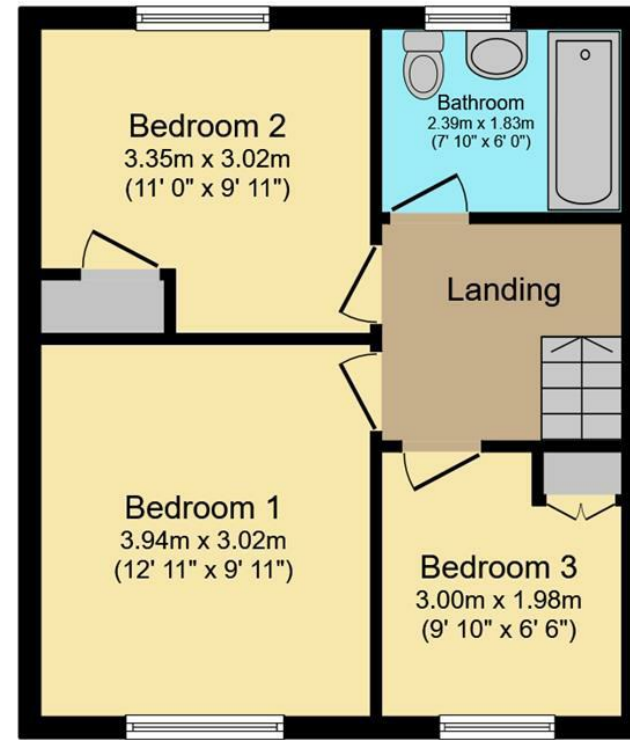
**VIEWING:** By Prior Appointment with the selling agent.



# 14 Birch Grove, Wellesbourne, Warwick, CV35 9SJ



**Ground Floor**  
Floor area 54.0 m<sup>2</sup> (582 sq.ft.)

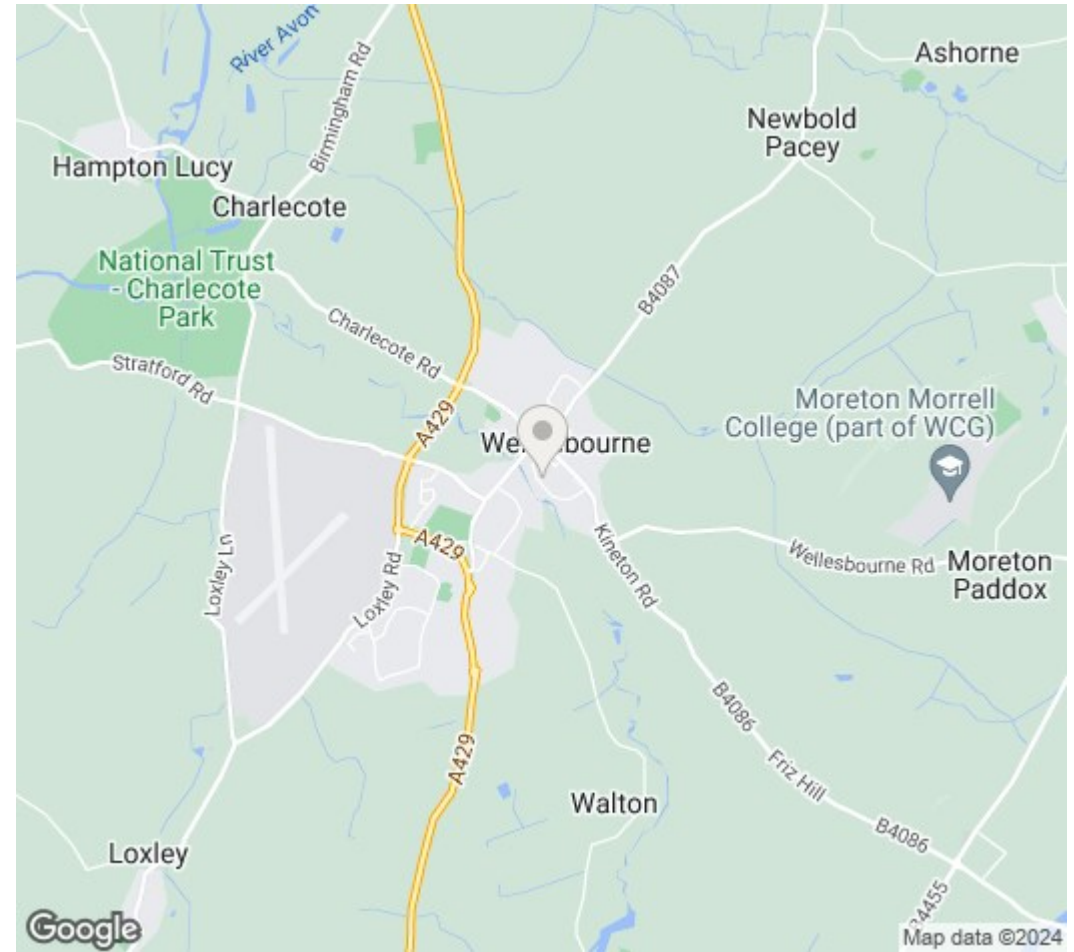


**First Floor**  
Floor area 39.3 m<sup>2</sup> (423 sq.ft.)

**TOTAL: 93.3 m<sup>2</sup> (1,004 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





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