

Peter Clarke



1 Parrott Close, Wellesbourne, Warwick, CV35 9TY

- No Chain
- Detached House
- Two Reception Rooms
- Spacious Kitchen-Dining-Breakfast Room
- Utility & Downstairs Cloakroom
- Four Bedrooms
- Bathroom & Ensuite Shower Room
- Enclosed Rear Garden
- Garage & Driveway
- EPC Rating B



£465,000

#### ACCOMMODATION

Entrance hall with wall mounted radiator, doors to all reception rooms and stairs rising to first floor. Door into reception room with window to front aspect, wall mounted radiator and tastefully decorated. The living room offers window to front aspect and wall mounted radiator. The kitchen is fitted with a range of wall and base units with worktop over, inset stainless sink and drainer with window to rear, space for fridge freezer and integrated dishwasher. Oven with induction hob with extractor above. Wall mounted radiator in the dining area and patio doors opening out onto the rear garden. Door into utility room with fitted cupboards with space for washing machine. Personnel door out onto the rear garden and door into cloakroom comprising of wc and basin.

Upstairs the spacious first floor landing offers window to side aspect, access to loft hatch and door into storage cupboard. Bedroom one offers window to rear garden, wardrobes and wall mounted radiator. Door into ensuite, with shower enclosure, wc and wash hand basin. Obscure window to rear. The further three bedrooms all offer windows to front aspect and wall mounted radiator. The bathroom is fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Obscure window to rear and extractor fan.

#### OUTSIDE

Having pathway leading to the front of the house, with lawned foregarden. Rear garden with large patio area with pebble borders, running the width of the property. Remainder laid to lawn. Side gate and planted areas to include screening trees.

#### PARKING

Detached single garage with up and over door, power and light. Driveway in 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.

CHARGES: We have been advised that there is an annual charge of approximately £120 for the upkeep of communal grounds.

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.

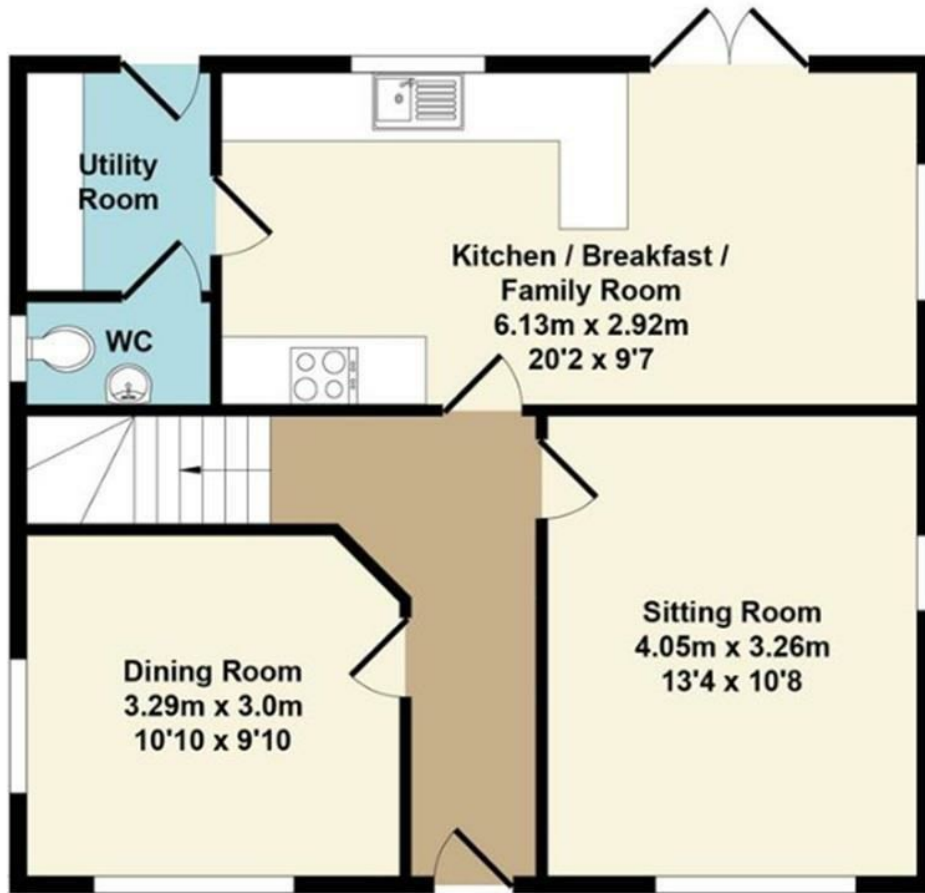
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

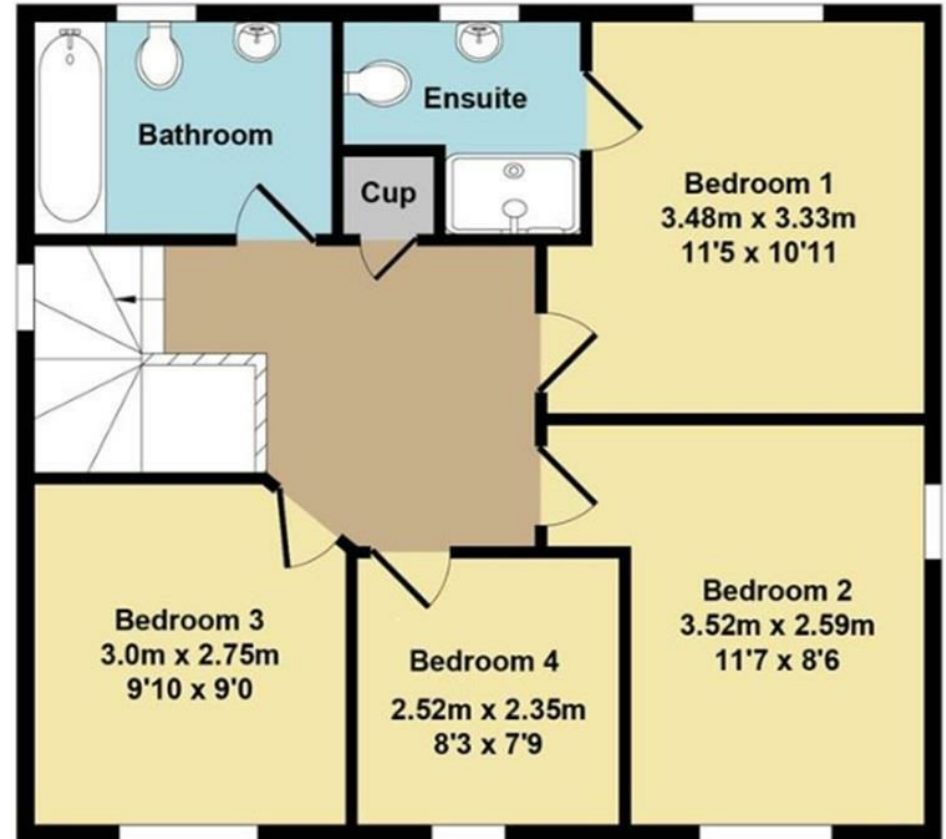
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Ground Floor  
Approx. Floor  
Area 55.50 Sq.M.  
(597 Sq.Ft.)



First Floor  
Approx. Floor  
Area 55.50 Sq.M.  
(597 Sq.Ft.)





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