

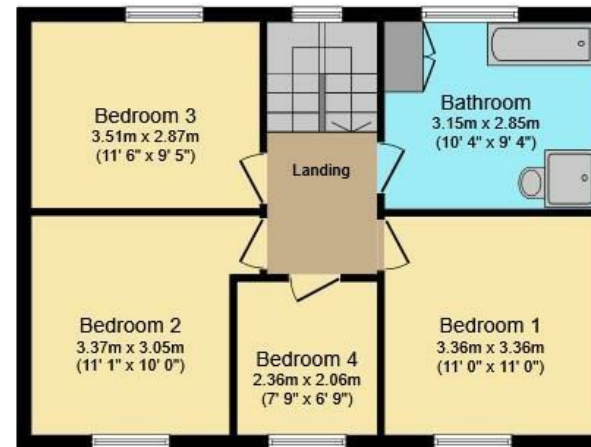
Peter Clarke



16 Redhill Close, Wellesbourne, Warwick, CV35 9SP



Ground Floor
Floor area 104.2 sq.m. (1,122 sq.ft.)



First Floor
Floor area 55.0 sq.m. (592 sq.ft.)

TOTAL: 159.2 sq.m. (1,714 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



- Cul De Sac Setting
- Detached House
- Living Room
- Kitchen-Diner
- Garden Room
- Four Bedrooms
- Modern Bathroom
- Beautiful Rear Garden
- Garage & Driveway
- Immaculately Presented Throughout



£585,000

ENTRANCE HALL

With large understairs storage, two wall mounted radiators. Door off into the downstairs cloakroom with wc, wash hand basin and obscure window to front.

LIVING ROOM

With feature gas fireplace, windows to front and rear bringing in plenty of natural light. Two tall wall mounted radiators.

KITCHEN DINER

Fitted with a Magnet Kitchen with a range of wall and base units with granite worktops over, inset sink and drainer with waste disposal. Eyelevel Neff oven and microwave oven, integrated dishwasher and integrated fridge-freezer. AEG induction hob with extractor above. Spotlights and window overlooking front aspect. Space for dining table.

UTILITY ROOM

Two built in cupboards. Further workspace with inset sink and drainer. Space for washing machine. Window to rear aspect. Personnel door into garage.

GARDEN ROOM

A beautiful extension connecting from the kitchen - diner with doors opening out into the rear garden. Tall wall mounted radiator and spotlights.







FIRST FLOOR LANDING

With access to loft hatch and door. Large arch window with views to rear aspect.

BEDROOM ONE

Window to front aspect and wall mounted radiator.

BEDROOM TWO

Window to front aspect and wall mounted radiator.

BEDROOM THREE

Window to rear aspect and wall mounted radiator.

BEDROOM FOUR

Window to front aspect and wall mounted radiator.

BATHROOM

Modern bathroom fitted with a shower enclosure, bath, wc and vanity basin. Obscure window to rear, spotlights and shaver point. Large airing cupboard housing tank.

OUTSIDE

GARDEN

A beautifully manicured garden enclosed with brick and timber boundary with patio area running the width of the property with a further decking area. The remainder laid to lawn, bordered with an abundance of plants and shrubs. Pond. Shed and side gate access.

GARAGE

An extended driveway with power and light. Additional space into the eaves. Wall mounted boiler.



PARKING

Driveway to the front of the property for multiple cars.

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 E.

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.

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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
Tel: 01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

