

Peter Clarke



47 Wellum Street, Lighthorne Heath, Lighthorne Heath, Warwickshire, CV33 9FB

- No Chain
- Beautifully Presented Throughout
- Spacious Living Room
- Modern Kitchen-Diner
- Downstairs Cloakroom
- Two Bedrooms
- Shower Room
- Enclosed Rear Garden with Detached Shed/Office/Workshop
- Off Road Parking
- EPC Rating B



Offers Over £270,000

This property is a must view to fully appreciate its contemporary and modern decor. It is a thoughtfully upgraded terraced home situated in a sought-after development, conveniently positioned near Warwick, Leamington Spa, and Stratford. The accommodation includes an entrance hall, downstairs cloakroom, living room, kitchen-diner, two bedrooms, and shower room. The exterior features a rear garden, tandem driveway, and versatile outside shed offering power.

ACCOMMODATION

Having a door from the front elevation into entrance hall with wall mounted radiator. Door into the modern fitted cloakroom with wc, wash hand basin and radiator. From the entrance hall there is a door into the living area with window to the front aspect, wall mounted radiator, storage cupboard under the stairs and stairs rising to the first floor. The modern fitted kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer, cooker with hob and extractor above. Integrated fridge-freezer and integrated dishwasher. Ample space for dining table and French doors opening onto the garden. Upstairs the first floor landing has access to loft space and airing cupboard. Bedroom one offers window to rear aspect, wall mounted radiator and built in wardrobes. Bedroom two has window to front aspect and wall mounted radiator. The shower room features a unique design, fitted with a toilet, a vanity hand basin and a walk-in shower enclosure. Heated towel rail and extractor fan.

OUTSIDE

With paved patio area accessed immediately from the kitchen-diner which is ideal for outside entertaining. The remainder laid to lawn. Steps lead to an expansive decked area that accommodates a detached shed fitted with electricity, providing the versatility to serve as a home office, workshop, playroom etc.

PARKING

With off road parking for two cars, with direct access from walkway from the rear garden. 7kw electric car charger.

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.

CHARGES: There is an annual estate charge of £120 which is payable to Trustgreen.

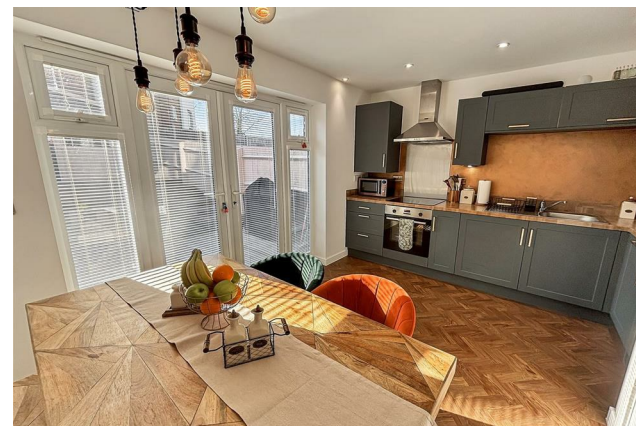
FIXTURES: The property is currently fitted with Smart lights, switches, locks and heating controller. These items are negotiable.

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.

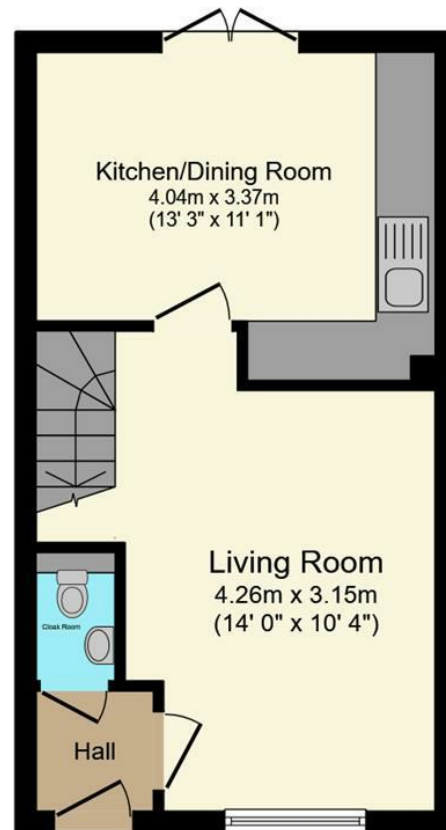
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

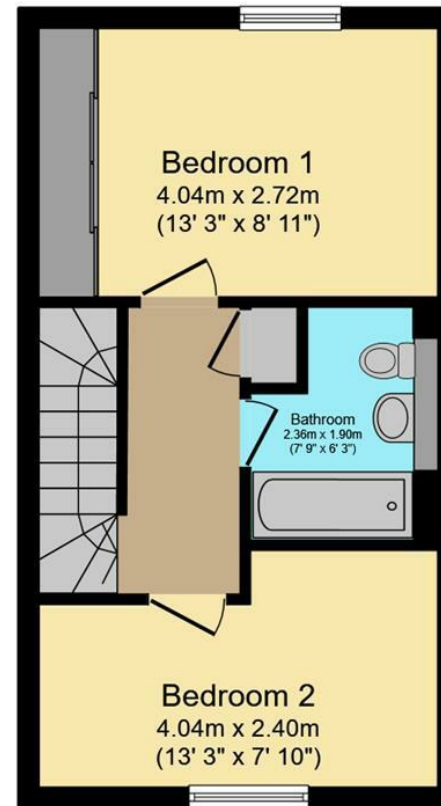
VIEWING: By Prior Appointment with the selling agent.



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Ground Floor
Floor area 31.0 m² (334 sq.ft.)



First Floor
Floor area 31.0 m² (334 sq.ft.)

TOTAL: 62.0 m² (668 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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