

Peter Clarke



11 Grange Gardens, Wellesbourne, Warwick, Warwickshire, CV35 9RL

- No Chain
- Central Village Location
- Living Room
- Kitchen-Breakfast Room
- Dining Room
- Four Bedrooms
- Bathroom & Downstairs Shower Room
- Garage and Parking
- Cul-de-Sac Location



Asking Price £465,000

Being offered with NO ONWARD CHAIN a four bedroom detached accommodation centrally located to village centre and amenities. The house offers entrance porch, hallway, downstairs cloakroom and shower room, living room, kitchen-breakfast room and dining room. Upstairs there are four bedrooms and a family bathroom. Front, rear and side gardens, driveway and garage.

ACCOMMODATION

Door into spacious entrance porch. Window to side aspect, wall mounted radiator and door into entrance hall. Door into downstairs cloakroom fitted with wc, wash hand basin, heated towel rail, storage cupboard and walk in shower enclosure. The living room offers windows to two aspects, two wall mounted radiators and electric fireplace. The kitchen is fitted with a range of wall and base units with worktop over, wall mounted radiator, inset sink and drainer with window overlooking garden. Integrated appliances to include eye level oven, fridge-freezer, washing machine and dishwasher. Induction hob with extractor above. Door through to dining room. Dining room offers sliding doors into the rear garden.

Upstairs the first floor landing has door to airing cupboard housing the boiler and access to loft hatch. Obscure window to side aspect. Bedroom one is positioned to the rear of the property with built in storage and wall mounted radiator. Bedroom two and three both offer built in storage cupboards and wall mounted radiators. Bedroom four offers window to front aspect and wall mounted radiator. The bathroom is fitted with wc, vanity basin and corner bath with shower attachment. Heated towel rail and obscure window to side.

GARDEN

Artificial lawn to the rear. Timber fencing to boundaries, side gate access, covered side passage with further gate to the driveway. Space for shed. The house benefits from a generous side plot which is laid with stones.

PARKING

There is a driveway to the front for multiple cars. Garage with up and over door to front, power and light. Personnel door into side passage.

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.

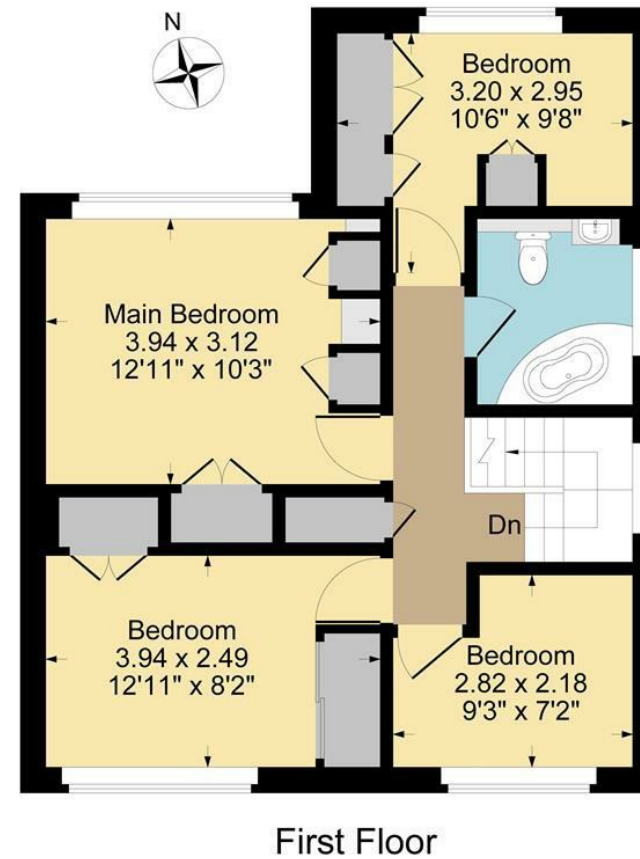
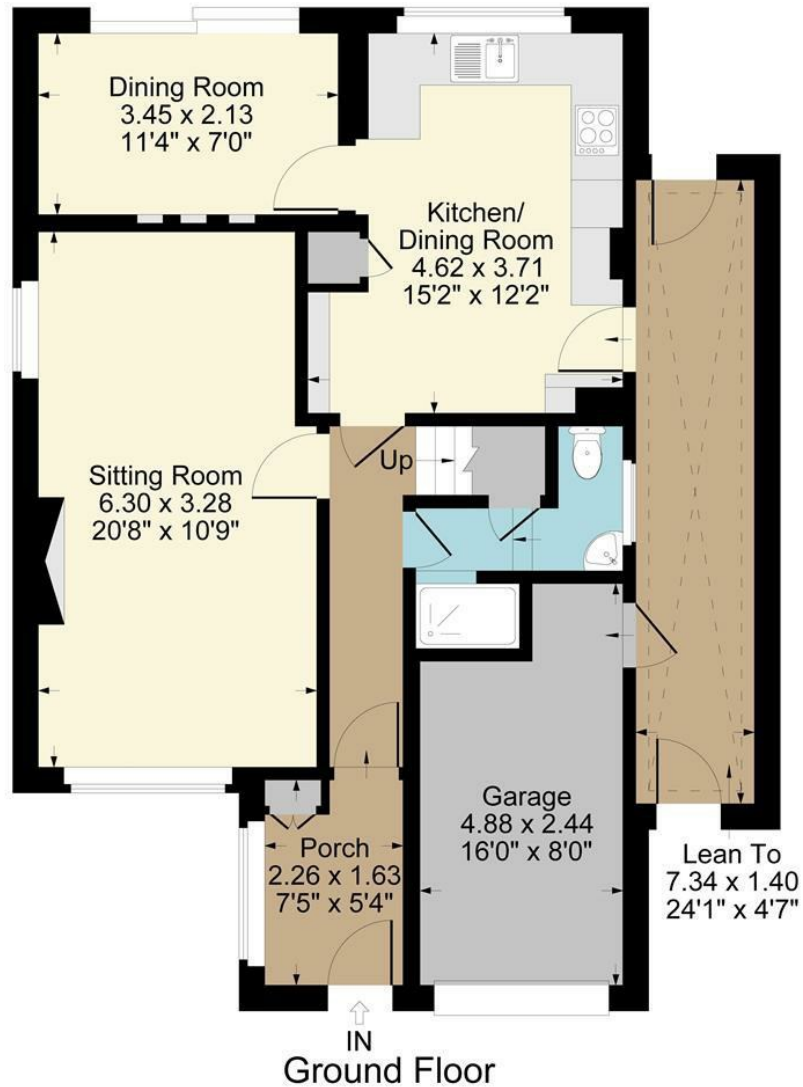
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

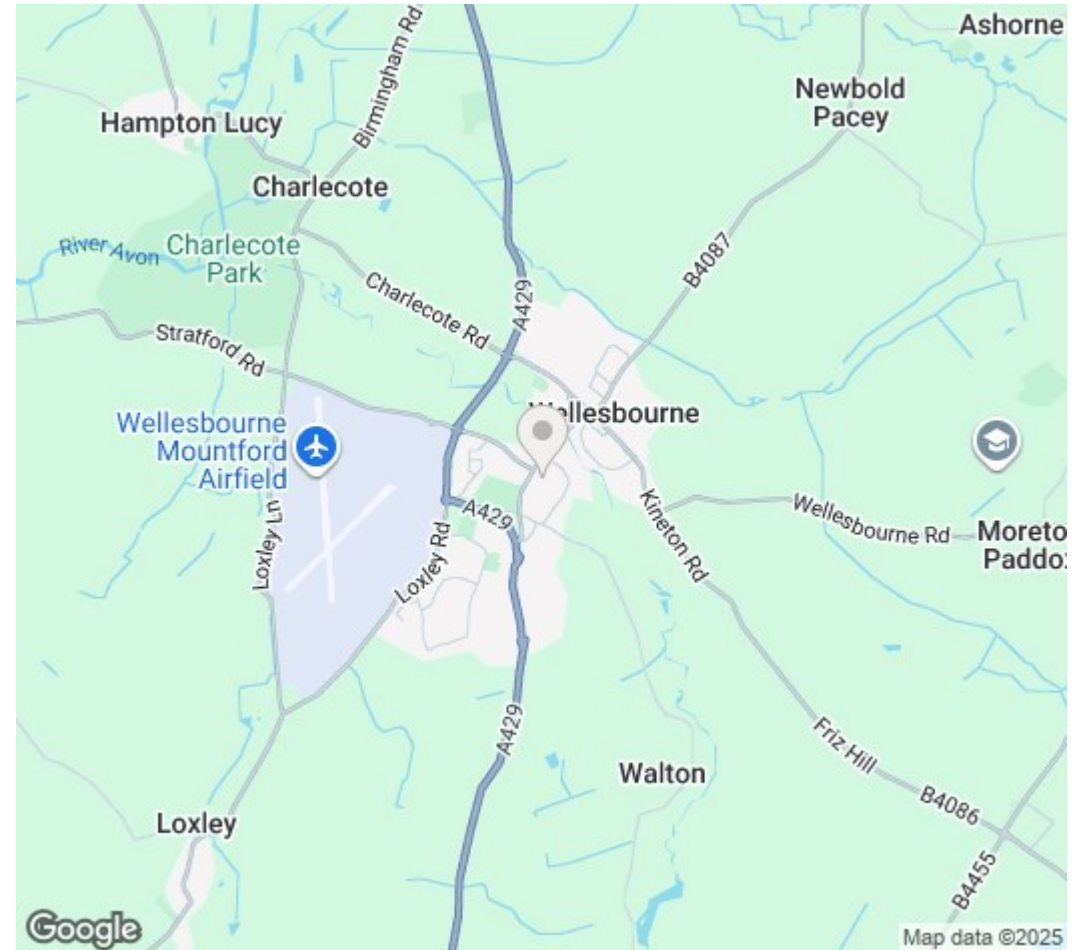
VIEWING: By Prior Appointment with the selling agent.



11 Grange Gardens, Wellesbourne



Approximate Gross Internal Area
 Ground Floor = 58.88 sq m / 634 sq ft
 First Floor = 52.17 sq m / 562 sq ft
 Garage = 10.07 sq m / 108 sq ft
 Total Area = 121.12 sq m / 1304 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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.

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