



Anneth, Bulkington Road, Wolvey, LE10 3LA
£450,000

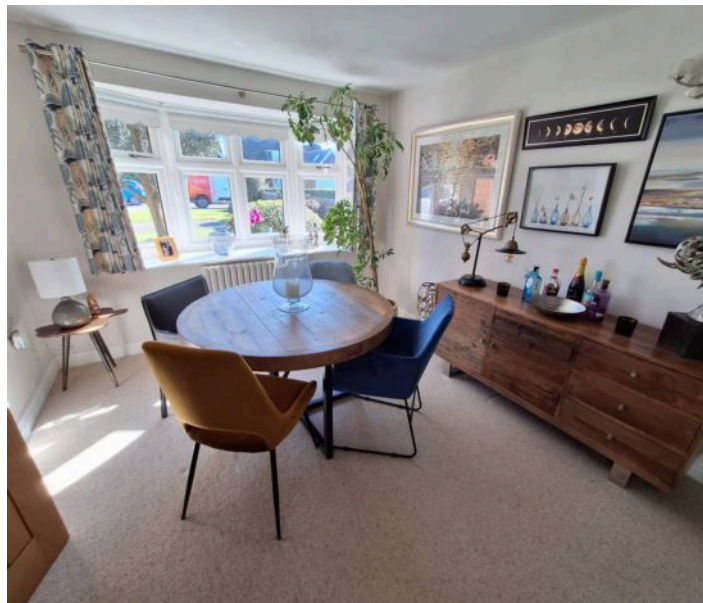
cartwright
hands

Anneth Bulkington Road

Wolvey, Hinckley

- Three Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Utility Room
- Two Bathrooms
- Garden
- Garage & Driveway
- Council Tax Band D Rugby Council
- Freehold
- EPC C (80)

This beautifully presented 3 bedroom detached family home is situated in a popular location in Wolvey. The accommodation features: entrance hall, dual aspect lounge/diner with Bi-fold doors to rear garden, fitted kitchen, utility room, downstairs wet room, three bedrooms and bathroom. Externally there is a driveway to the front and a garage with electric door, well maintained rear garden.



Accommodation Comprises

On the Ground Floor

Entrance hall

Door to front, stairs to first floor, radiator, doors to lounge/diner, kitchen, wet room, garage.

Lounge/Dining Room

Double glazed window to front, TV point, radiators, Bi-fold doors to rear garden.

Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, integrated four ring gas hob with cooker hood, integrated double oven, integrated fridge/freezer, integrated dish washer, door to utility room.

Utility Room

Opaque double glazed window to side, single bowl stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, storage cupboards, radiator, door to rear garden.

Wet Room

Opaque double glazed window to side, mains shower, low level WC, wash hand basin, heated towel rail.

On the First Floor

Landing

Bedroom one

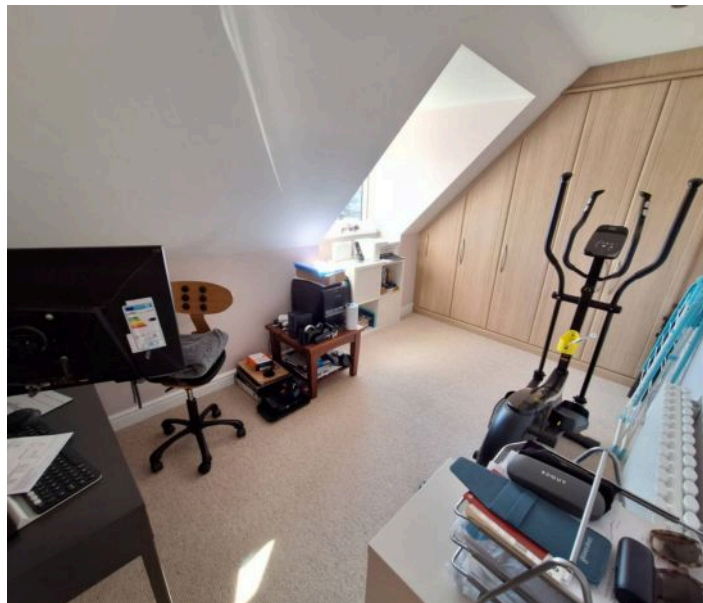
Double glazed window to rear, TV point, radiator.

Bedroom two

Double glazed window to rear, radiator.

Bedroom three

Double glazed window to front, built in wardrobes, radiator.



Bathroom

Opaque double glazed window to side, Velux window to front, bath, low level WC, wash hand basin, heated towel rail, extractor fan, spotlights.

Garden

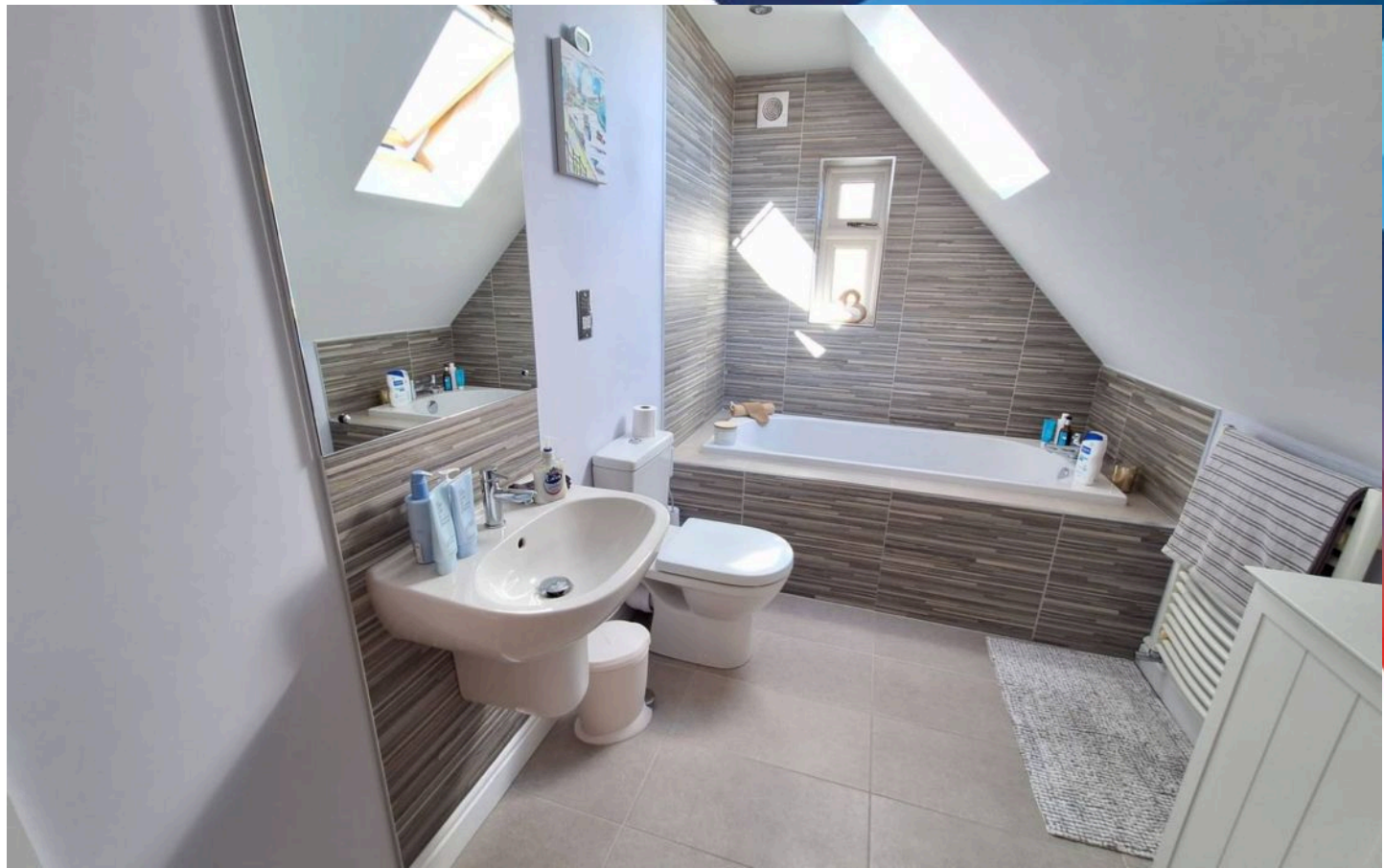
There are well maintained gardens to front and rear. Rear garden with patio seating area leading to level lawn and flower beds stocked with flowers plants and bushes enclosed by timber fence boundary.

Garage

Remote controlled electric door to front, door to hallway.

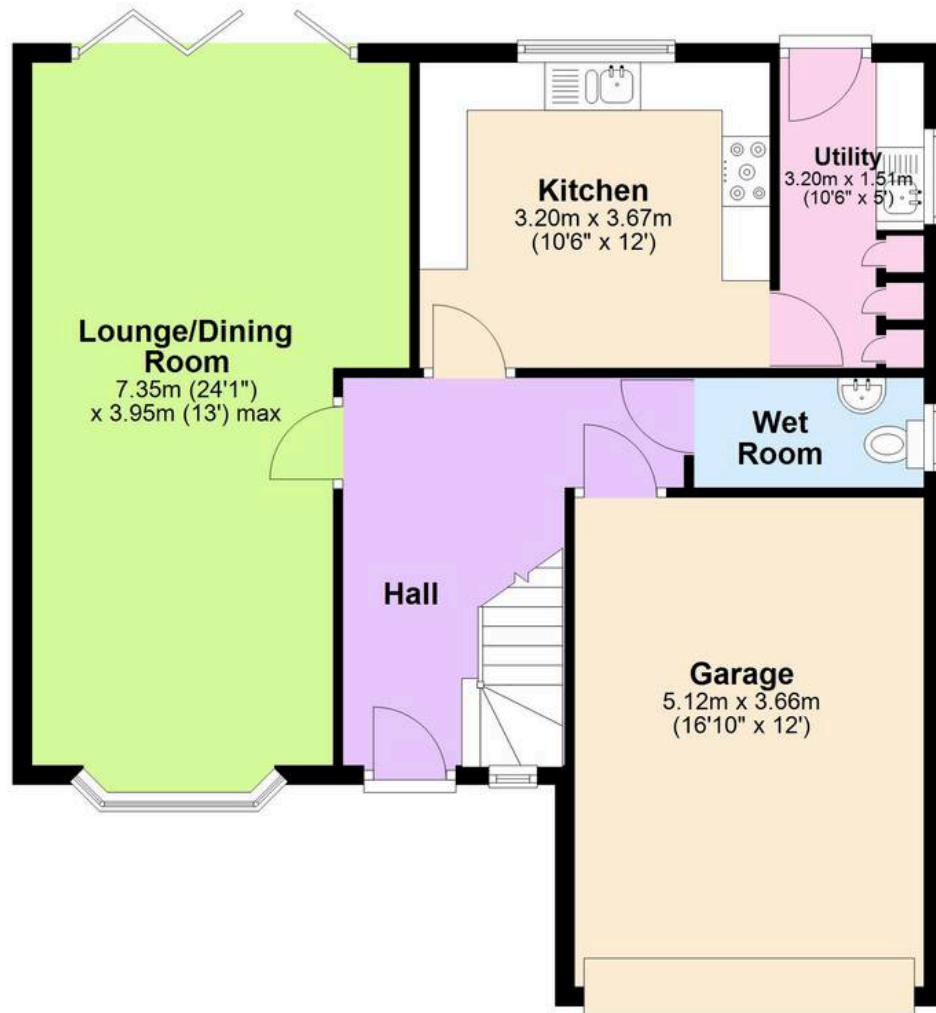
Driveway

There are parking spaces for several cars to the front of the property.



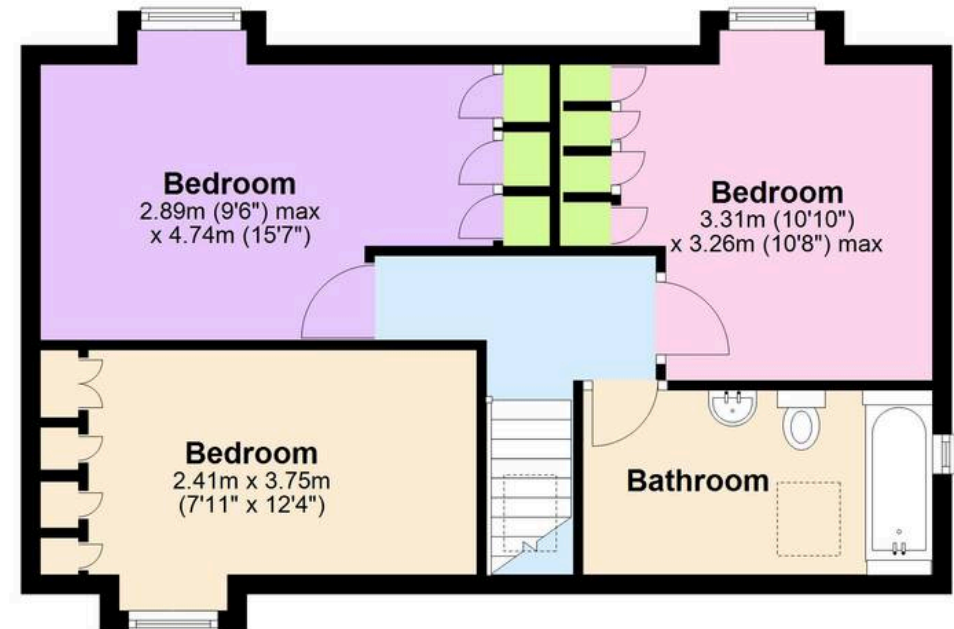
Ground Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 128.4 sq. metres (1381.7 sq. feet)

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

The logo for Cartwright Hands is located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

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