

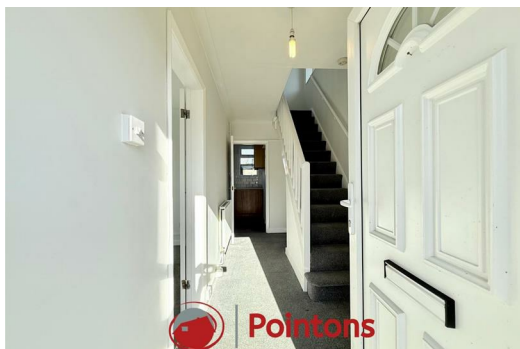


**6 Ash Grove,
Old Arley CV7 8FP
Guide Price £260,000**

Pointons are proud to bring to the market this three bedroom semi-detached property in quiet rural picturesque village of Old Arley. A friendly close knit community making it an ideal location for families. Being recently refurbished, this property has been owned by the same family since it was built. A rare opportunity as properties within the village do not come up for sale often.

In brief the property comprises of; an entrance hallway, spacious lounge, full fitted kitchen with two storage cupboards, a ground floor w/c, side conservatory/lean to and an additional storage room to the rear. To the first floor you will find three bedrooms, two benefiting of integrated wardrobes/cupboards, the new fitted family bathroom.

Externally; the property offers a enclosed lawn to the front with a full enclosed large lawn to the rear. EPC- B / Council tax - B



Entrance Hall

14'1" x 5'11" (4.30m x 1.81m)

Entrance door into property, Stairs to first floor, door to:

Lounge

12'0" x 14'4" (3.65m x 4.36m)

Window and radiator to front, coving to ceiling, internet and tv ports, sliding door to:

Kitchen

7'1" x 17'7" (2.17m x 5.35m)

Fitted with matching base and eye level units with worktop, stainless steel sink with mixer tap and drainer, half tiling to rear walls above worktop, wooden cladding to remaining walls, window to rear, radiator to side, door to:

WC

4'0" x 2'8" (1.23m x 0.82m)

Close coupled w/c, window to side.

Conservatory

17'8" x 6'7" (5.38m x 2.00m)

Door to front from external, Window to side, door to garden, door to rear storage

Landing

7'4" x 7'10" (2.23m x 2.40m)

Open spacious landing with window to side, storage cupboard, doors to:

Bedroom 1

7'9" x 12'4" (2.37m x 3.77m)

Window and radiator to rear, coving to ceiling, door to intergraded wardrobe/cupboard

Bedroom 2

11'7" x 12'4" (3.52m x 3.77m)

Window and radiator to front, coving to ceiling, door to cupboard

Bedroom 3

8'8" x 7'10" (2.64m x 2.40m)

Window and radiator to front, coving to ceiling, door to boiler cupboard

Bathroom

4'11" x 7'10" (1.51m x 2.40m)

Fitted with a three piece suite, comprising of a deep panelled bath with electric shower and shower screen, tiling to walls surround bath, pedestal hand wash basin, close couples w/c, extractor fan to ceiling.

Good to Know

House - Semi-Detached

Tenure: Freehold

Floor area: 1094.90 sqft

Energy efficiency rating: B

Council tax band: B

Year built: 1949

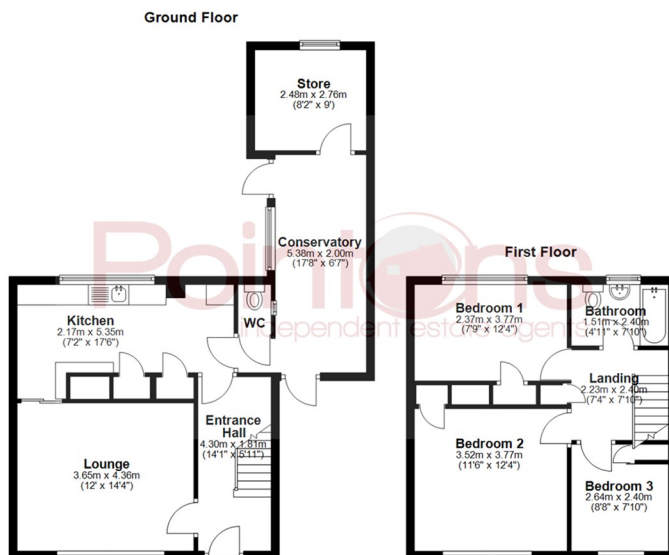
Vendor Position, NO CHAIN

Loft: Insulated

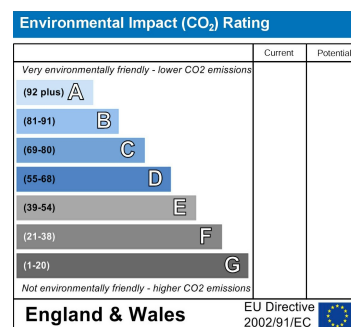
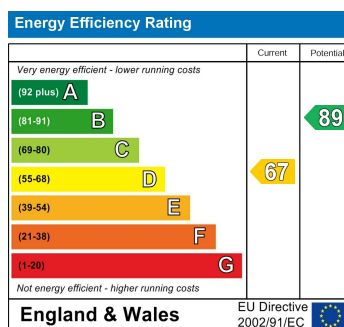
Heating: Gas central heated

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



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