

HUNTERS[®]

HERE TO GET *you* THERE



Yew Tree Close

Lapworth, Solihull, B94 6NB

Offers In The Region Of £375,000



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Council Tax: D



34 Yew Tree Close

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DESCRIPTION

Viewing is highly recommended of this well presented two bedroomed end of terrace property, having single garage to side and ample parking in front.

Located in the popular village of Lapworth, situated off Station Road and in the heart of the village, offering a property which could be moved into and lived in without any major works to be done.

This well presented two bedroom end of terrace house is approached over a block paved driveway offering two parking space in front of the single garage. The foregarden is mainly laid to lawn. The accommodation comprises:

ON THE GROUND FLOOR

ENCLOSED PORCH

Having UPVC front door, side window with decorative leaded detailing overlooking the side aspect. A further door opens to:

LOUNGE (front)

16'4" x 11'9" (5.00m x 3.60m)

Having decorative chimney breast with an electric fire, alcoves to either side, wall mounted electric storage heater, staircase to the first floor and ceiling light point. Door opening to:

FITTED KITCHEN (rear)

11'9" x 8'10" (3.60m x 2.70m)

Having range of wall and base units in cream with complimentary work surface over, stainless steel sink unit with tap and drainer, space and plumbing for washing machine and space for fridge/freezer. There is a UPVC double glazed window overlooking the Conservatory and an opening through to:

CONSERVATORY (rear)

9'10" x 9'2" (3.00m x 2.80m)

This room is UPVC double glazed and is currently used as a dining space. There are inset downlights to the conservatory ceiling, a wall mounted electric storage heater - light and bright with windows to all sides and French doors opening onto decking and the rear garden.

FIRST FLOOR LANDING

Stairs rise from the Lounge to the Landing offering access to two bedrooms and bathroom. The landing has loft access and loft has ceiling light point.

BEDROOM 1 (rear)

A double bedroom with UPVC window to the rear of the property offering views over the school playing field, this room benefits from a TV aerial point.

BEDROOM 2 (front)

Having UPVC double glazed window with decorative leaded detailing, built-in wardrobes and an electric wall mounted heater.

BATHROOM (side)

A modern refitted bathroom having a three piece suite comprising of a panel bath with shower over, close coupled WC and wall mounted floating two drawer vanity unit offering storage with wash hand basin over. Complimentary tiling to walls and floor and an opaque double glazed UPVC window to side aspect. There is also an Airing Cupboard with storage space which also houses the hot water tank.

OUTSIDE

REAR GARDEN

The garden is ideal for entertaining and is enclosed by panel fencing to all sides. From the Conservatory there is decked seating area, a paved pathway with lawns to either side leads to a further patio area. There is mature planting and also a useful Timber Shed. A courtesy door opens to the garage which is fitted with a wrought iron security gate.

Tel: 01564 770707

SINGLE GARAGE

Having an up-and-over door to the front, light and power, there is a 360 degree security camera fitted, ceiling access to a loft area and a courtesy door to the garden which has a decorative wrought iron security gate for added piece of mind.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Warwick District Council and is Tax Band D.

SERVICES

Hunters understands from the vendor that mains drainage, electricity, and water are connected to the property. No Gas. However, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

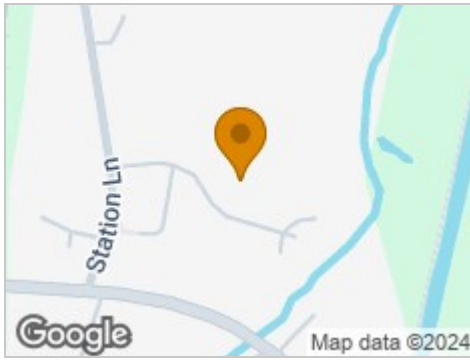
Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



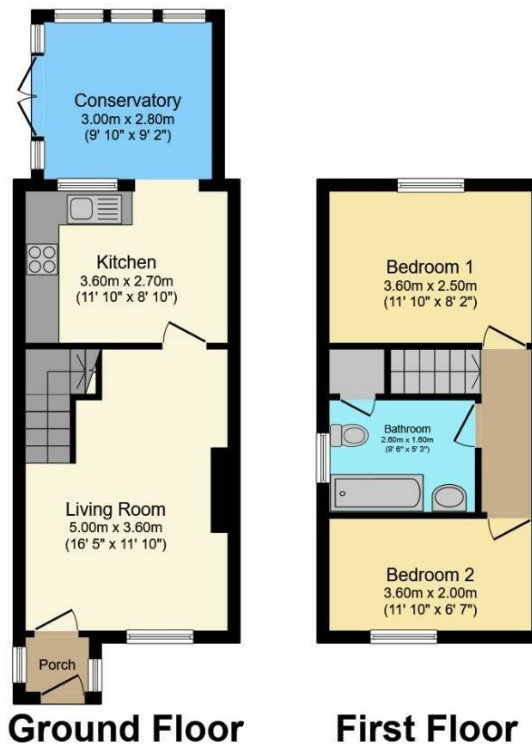
Hybrid Map



Terrain Map



Floor Plan



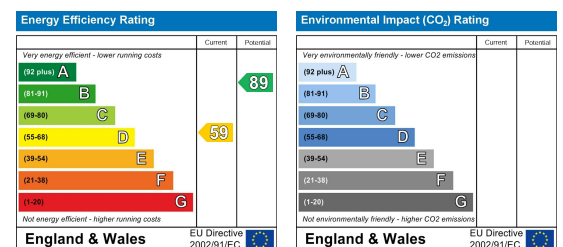
Total floor area 66.4 m² (715 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.