

Mark
Webster
estate agents



Hilary Bevins Close
Higham On The Hill
O.I.R.O £399,950

*** A VERY SPACIOUS 4 BEDROOM DETACHED FAMILY HOME - DESIRABLE VILLAGE LOCATION - GARAGE ***. For sale with MARK WEBSTER estate agents is this delightful corner detached property offering an excellent range of accommodation briefly comprising: Guest WC, formal dining room/playroom, kitchen/diner, full length lounge, four bedrooms, en-suite & family bathroom, single detached garage and an enclosed rear garden. Viewing is essential.

ENTRANCE HALL

Having a composite style entrance door, single panelled radiator, stairs leading off to the first floor landing, luxury vinyl tile flooring, door to a useful cloaks cupboard and further doors leading off to...

GUEST WC

5' 10" x 5' 7" maximum (1.78m x 1.7m)

Opaque double glazed window to front aspect, single panelled radiator, luxury vinyl tile flooring, low level WC and a pedestal wash hand basin.

LOUNGE

11' 3" x 21' 4" plus bay window (3.43m x 6.5m)

Double glazed bay window to front aspect, double panelled radiator and double glazed French doors leading out to the rear garden.

FORMAL DINING ROOM/PLAYROOM

12' 0" x 9' 1" plus bay window (3.66m x 2.77m)

Double glazed bay window to front aspect and a double panelled radiator.

KITCHEN/DINER

11' 8" x 17' 0" maximum (3.56m x 5.18m)

Double glazed French doors leading out to the rear garden, double panelled radiator, luxury vinyl tile flooring, wide range of high gloss style kitchen units, eye level stainless steel double oven, 6 ring stainless steel gas hob with a stainless steel splash back and extractor hood, built in dishwasher, stainless steel sink, space for a fridge freezer and a door giving direct access to the lounge.

FIRST FLOOR LANDING

Single panelled radiator, access to the roof storage space, door to the airing cupboard and further doors leading off to...

BEDROOM ONE

13' 7" x 11' 3" (4.14m x 3.43m)

Double glazed window to front aspect, single panelled radiator, three fitted double wardrobes and a door to...

ENSUITE

7' 5" x 4' 6" (2.26m x 1.37m)

Opaque double glazed window to side aspect, towel radiator, low level WC, pedestal wash hand basin, PVC panelled shower cubicle having a chrome mixer style shower, useful shaver connection point.



BEDROOM TWO

12' 2" x 11' 5" (3.71m x 3.48m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM THREE

12' 3" x 15' 5" maximum (3.73m x 4.7m)

(5'5" minimum width) Two double glazed windows to front aspect, single panelled radiator and an over stairs storage cupboard.

BEDROOM FOUR

8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window to rear aspect and a single panelled radiator.

FAMILY BATHROOM

7' 5" x 8' 6" maximum (2.26m x 2.59m)

Opaque double glazed window to rear aspect, towel radiator, luxury vinyl tile flooring, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer style shower over, shower screen.

TO THE EXTERIOR

Located to the side of the property there is a driveway providing off road parking, access to the single detached garage and side gated access to the rear garden. The rear garden is fully enclosed being mainly laid to lawn with a paved patio area and fenced boundaries.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

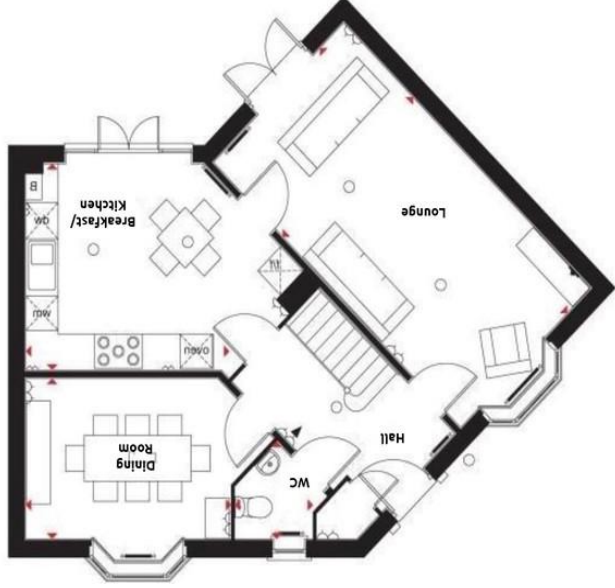
SERVICES: We understand that all mains services are connected.

TENURE: We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

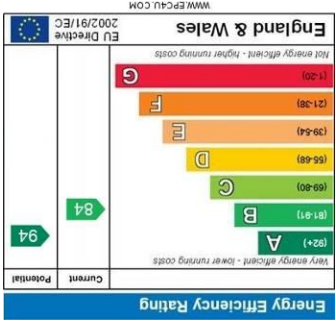
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



zoopla.co.uk
Smarter property search

rightmove
find your happy

Energy Performance Rating:



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.