

Mark  
Webster  
estate agents



Moor Road  
Hartshill  
£250,000

\*\*\* GOOD SIZED FAMILY HOME - COSMETIC IMPROVEMENT REQUIRED - GARAGE - NO UPWARD CHAIN \*\*\*. For sale with MARK WEBSTER estate agents is this spacious detached property located in Hartshill briefly comprising: Reception hall, guest WC, lounge/diner, kitchen, three good sized bedrooms and a family bathroom. Early viewing is advised.

## RECEPTION HALL

Having an opaque double glazed entrance door with adjoining side screen, double panelled radiator, stairs leading off to the first floor landing, useful under stairs storage cupboard and doors to...

## GUEST WC

**5' 2" x 4' 5" maximum (1.57m x 1.35m)**

Opaque double glazed window to front aspect, low level WC, wash basin and a single panelled radiator.

## LOUNGE/DINER

**20' 10" x 12' 0" (6.35m x 3.66m)**

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

## KITCHEN

**10' 4" x 9' 8" (3.15m x 2.95m)**

Double glazed window to rear aspect, kitchen units, roll edge work surfaces, space and point for an electric cooker, space and plumbing for a washing machine, further appliance spaces, stainless steel sink, wall mounted central heating boiler and an opaque double glazed side entrance door.

## FIRST FLOOR LANDING

Opaque double glazed window to side aspect, door to the airing cupboard, access to the roof storage space and doors leading off to...

## BEDROOM ONE

**12' 1" x 11' 5" (3.68m x 3.48m)**

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

## BEDROOM TWO

**12' 0" x 11' 2" (3.66m x 3.4m)**

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



### **BEDROOM THREE**

**9' 8" x 8' 3" (2.95m x 2.51m)**

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

### **BATHROOM**

**9' 7" x 5' 8" (2.92m x 1.73m)**

Opaque double glazed window to front aspect, single panelled radiator, low level WC, pedestal wash hand basin, bath, shower cubicle having an electric shower, tiled splash back areas.

### **TO THE EXTERIOR**

The front garden is mainly laid to lawn with a driveway providing off road parking and access to the single garage having a roller shutter style door. The rear garden is mainly laid to lawn with a paved patio and conifer screening to all sides.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed 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 C. (This information is provided from the Council Tax Valuation List Website).

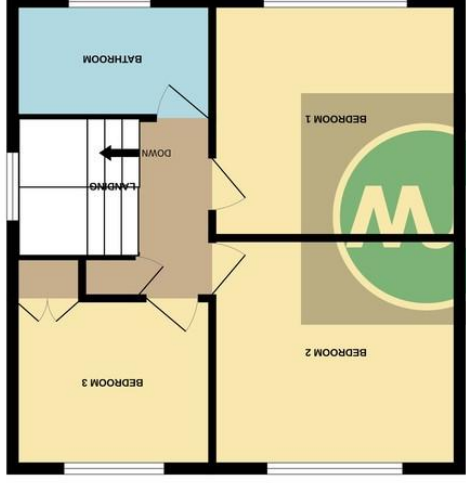
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131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

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



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TOTAL FLOOR AREA : 950 sq. ft. (88.2 sq. m.) approx.

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