

Mark  
Webster  
estate agents



Laurel Drive  
Hartshill  
£375,000

\*\*\* PRESENTED LIKE A SHOW HOME - VERY NICELY SITUATED - MUCH IMPROVED - VIEWING IS ESSENTIAL \*\*\*. Mark Webster estate agents are delighted to be favoured with instructions to market this exceptional modern 4 bedroom detached family home located on this desirable development in Hartshill. The accommodation briefly comprises: Reception hall, converted garage, guest WC, lounge, refitted kitchen/diner, utility room, conservatory, 4 bedrooms, family room/bedroom 5, en-suite and family bathroom.

## ENTRANCE HALL

Having an attractive composite style entrance door, wooden effect laminate flooring throughout the ground floor, single panelled radiator, stairs leading to the first floor landing and doors to...

## FAMILY ROOM/BEDROOM 5 13' 0" x 7' 7" (3.96m x 2.31m)

Double glazed window to front aspect, doors to a useful understairs storage cupboard and a single panelled radiator.

## GUEST WC 4' 6" x 6' 9" maximum (1.37m x 2.06m)

Opaque double glazed window to side aspect, door to a useful storage cupboard, single panelled radiator, tiling to splash back areas and a useful vanity storage unit with low level WC and hand wash basin.

## LOUNGE 11' 4" x 16' 7" into bay window (3.45m x 5.05m)

Double glazed bay window to front aspect, two single panelled radiators and double doors through to...

## KITCHEN/BREAKFAST/DINING ROOM 11' 6" x 19' 5" maximum (3.51m x 5.92m)

(8'7" x 12'1" minimum) Double glazed window to rear aspect, double panelled radiator, a range of tall, base and eye level grey gloss kitchen units, square edge work surfaces, tiling to splash back areas, composite sink, electric hob, space for an electric cooker and fridge/freezer, glazed sliding doors to the conservatory and a further door to...

## UTILITY ROOM 7' 5" x 3' 10" (2.26m x 1.17m)

Double glazed window to rear aspect, grey gloss kitchen units, work surfaces, tiling to splash back areas, stainless steel sink, wall mounted combination central heating boiler, space for a washing machine and a door giving access to the rear garden.

## CONSERVATORY 14' 8" x 9' 8" (4.47m x 2.95m)

Having double glazed windows and double glazed French doors giving access to the rear garden.

## FIRST FLOOR LANDING

Double glazed window to side aspect, access to roof space, door to a useful airing cupboard and further doors to...

## BEDROOM ONE 10' 9" x 10' 9" maximum (3.28m x 3.28m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobe space and a door to...

## ENSUITE 5' 5" x 7' 3" maximum (1.65m x 2.21m)

Opaque double glazed window to front aspect, wooden effect laminate flooring, tiling to splash back areas, shower enclosure with electric shower and a useful vanity storage unit with low level WC and hand wash basin.



**BEDROOM TWO 9' 9" x 10' 7" (2.97m x 3.23m)**

Double glazed window to rear aspect, single panelled radiator and fitted wardrobe space.

**BEDROOM THREE 12' 9" x 8' 4" maximum (3.89m x 2.54m)**

Double glazed window to rear aspect, single panelled radiator and fitted wardrobe space.

**BEDROOM FOUR 7' 4" x 9' 5" maximum (2.24m x 2.87m)**

(6'10" minimum width) Double glazed window to front aspect and a single panelled radiator.

**BATHROOM 7' 8" x 6' 4" (2.34m x 1.93m)**

Opaque double glazed window to side aspect, double panelled radiator, part tiled-part panelled splash backs, hand wash basin with useful vanity storage below, low level WC and a panelled bath with electric shower over.

**TO THE EXTERIOR**

To the front of the property there is a large block paved driveway with stoned borders and a side gate giving access to the rear garden. The enclosed rear garden has planted borders and is mainly laid to lawn with a small block paved patio area.

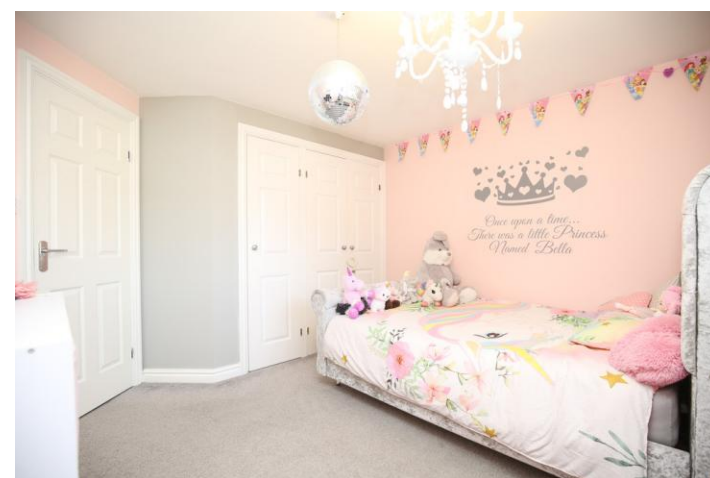
**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**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 D. (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.



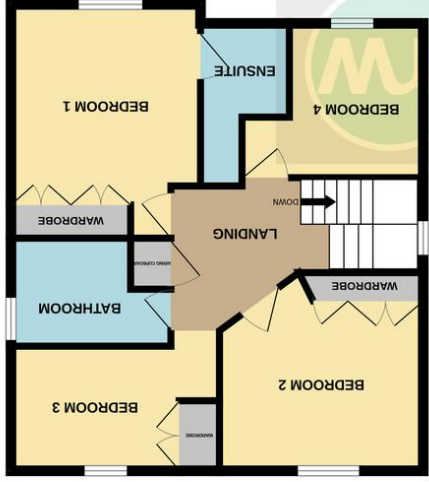
GROUND FLOOR (68.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.

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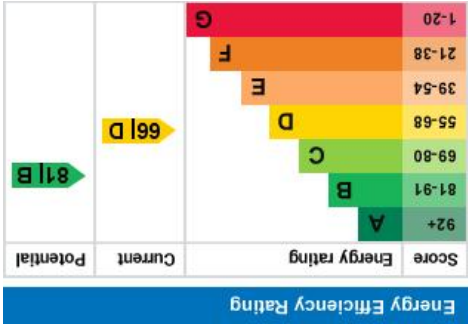
1ST FLOOR (57.6 sq.ft. (53.5 sq.m.) approx.



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