





Oakwood Close Grendon £279,950 *** A MUCH IMPROVED FAMILY HOME - GREAT LOCATION - POPULAR VILLAGE LOCATION ***. For sale with MARK WEBSTER estate agents is this delightful three bedroom semi detached property briefly comprising: Re-fitted kitchen, dining area, lounge, conservatory, three bedrooms, family bathroom, double width driveway and a private rear garden. Viewing is considered essential.



RECEPTION PORCH

Having a double glazed entrance door, luxury vinyl tile flooring and a door to the kitchen.

REFITTED KITCHEN 12' 2" x 9' 7" maximum (3.71m x 2.92m)

Double glazed window to front aspect, wide range of matt grey style kitchen units, white square edge work surfaces, space and point for a Range style gas cooker with a black extractor hood above, space and plumbing for a dishwasher, space for an American style fridge freezer, tiled splash back areas, luxury vinyl tile flooring, recessed ceiling down lights and open plan through to the dining area.

DINING AREA 15'7" x 7' 2" (4.75m x 2.18m)

Double glazed window to front aspect, double panelled radiator, laminated wooden effect flooring, door to the stairs leading off to the first floor landing and folding glazed doors to the lounge.

LOUNGE 17' 5" x 11' 9" (5.31m x 3.58m)

Laminated wooden effect flooring, feature cast iron fireplace with painted wooden surround and a tiled hearth, single panelled radiator and double glazed sliding doors to the conservatory.

CONSERVATORY 10' 3" x 7' 5" maximum (3.12m x 2.26m)

Having double glazed windows, laminated wooden effect flooring, double glazed French doors leading out to the rear garden and a door to a useful store room.

STORE ROOM 7' 5" x 4' 2" maximum (2.26m x 1.27m)

Having plumbing for a washing machine and double glazed windows.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space, door to a shelved storage cupboard and further doors leading off to...

BEDROOM ONE 12' 0" x 9' 7" (3.66m x 2.92m)

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

BEDROOM TWO 15' 0" x 7' 5" (4.57m x 2.26m)

Double glazed window to rear aspect, laminated wooden effect flooring and a single panelled radiator.







BEDROOM THREE 10' 0" x 7' 5" (3.05m x 2.26m)

Laminated wooden effect flooring, single panelled radiator and a double glazed window to front aspect.

MODERN BATHROOM 9' 5" x 5' 4" (2.87m x 1.63m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor, low level WC, wash basin with useful vanity storage beneath, further wash basin with vanity storage, good sized bath with a chrome mixer shower over with rainfall style shower head, tiled splash back areas and feature recessed ceiling LED lighting.

TO THE EXTERIOR

To the front of the property there is a double with driveway with electric car charger point and side gated access to the rear garden. The rear garden has a degree of privacy having a paved patio, lawn, rear decked patio, stoned area, variety of plants and shrubs, two timber garden rooms.

TIMBER GARDEN ROOM 9' 0" x 8' 0" (2.74m x 2.44m)

Currently being used as a hot tub room and could easily be used as a garden office.

TIMER GARDEN ROOM/BAR 9'0" x 9'0" (2.74m x 2.74m)

Another useful space that's currently being used as a bar area being ideal for those nights of entertaining family and friends.

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 C . (This information is provided from the Council Tax Valuation List Website).

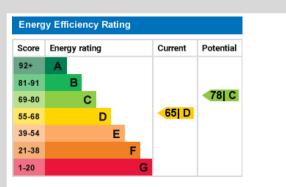
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.







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. Protographs 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 rested 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 Buyers must assume the information is incorrect, until their own solicitors have werified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the Mothing concerning the type of construction of the condition of the structure is Mothing concerning the photograph of the property. The sales particulars may considered in course of time, and any interested part is advised to marke final to be implied from the protograph of the property. The sales particulars may insplied in course of time, and any interested part is advised to marke final change in course of time, and any interested part is advised to marke final inspection of the protograph of the property. The sales particulars may implied them the protograph of the property. The sales particulars may implied them the protograph of the property. The sales particulars may implied them the protograph of the property. The sales particulars may implied them the protograph of the property. The sales particulars may implied them the protograph of the property. The sales particulars may implied to marke the protograph of the property. The sales particulars may implication.

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 legal commitments. If any interested party wishes to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, them 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.

find your happy

rightmove 🕰



101NL PLOOR AND IN 101 VICU Constrained for the provided provid

10000 status an una characteria da caracteria da caracteri

01827 720 777 Sat: 9:00am – 5:30pm Sat: 9:00am – 5:30pm

435 sq.ft. (40.4 sq.m.) approx.

TST FLOOR

131 Long Street Atherstone, Warwickshire CV9 1AD



.xorqqs (.m.ps 7.53) .ft.ps 873

GROUND FLOOR