



The Orchard
Baxterley

O.I.R.O £300,000

*** POPULAR VILLAGE LOCATION - SPACIOUS FAMILY HOME - LONG REAR GARDEN ***. For sale with MARK WEBSTER estate agents is this well situated mid-terraced property briefly comprising: Lounge, kitchen/diner, four bedrooms, bathroom, separate WC, off road parking and rear garden. Viewing is essential.

ENTRANCE HALL

Stairs leading off to the first floor landing and doors to...

LOUNGE

16' 10" x 10' 10" (5.13m x 3.3m)

Double glazed windows to front and rear aspects, two single panelled radiators and a fireplace.

KITCHEN/DINER

16' 9" x 13' 7" maximum (5.11m x 4.14m)

Double glazed windows to front and rear aspect, laminated tile effect flooring, two single panelled radiators, a wide range of kitchen units, tall unit housing a single oven, roll edge work surfaces, composite sink, electric hob with integrated extractor above, integrated dishwasher and fridge/freezer and a door to...

BRICK BUILT OUTBUILDING

3' 0" x 8' 9" (0.91m x 2.67m)

A useful area which currently houses a washing machine and tumble dryer with a door giving access to the rear garden.

FIRST FLOOR LANDING

Double glazed window to rear aspect, single panelled radiator, door to a useful cupboard housing the combination central heating boiler and further doors to...

BEDROOM ONE

11' 7" x 11' 4" (3.53m x 3.45m)

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

BEDROOM TWO

12' 3" x 11' 2" maximum (3.73m x 3.4m)

(8' 8" minimum length) Double glazed window to front aspect and a single panelled radiator.

BEDROOM THREE

10' 10" x 8' 8" maximum (3.3m x 2.64m)

(2' 8" x 5' 5" minimum) Double glazed window to front aspect, access to roof space and a single panelled radiator.



BEDROOM FOUR

7' 8" x 9' 3" maximum (2.34m x 2.82m)

(5' 5" x 6' 8" minimum) Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

4' 8" x 8' 4" maximum (1.42m x 2.54m)

(2' 3" x 5' 5" minimum) Opaque double glazed window to rear aspect, single panelled radiator, tiled floor and walls, pedestal hand wash basin and a p-shaped panelled bath with electric shower over.

SEPARATE WC

2' 6" x 4' 9" (0.76m x 1.45m)

Opaque double glazed window to rear aspect, tiled floor and a low level WC.

TO THE EXTERIOR

To the front of the property there is a stoned garden with a paved path. There is also off road parking to the side of the property with side gated access to the rear garden. The enclosed rear garden is of good size and is mainly laid to lawn with a paved patio area.

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

DISCLAIMER: DET AILS 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.



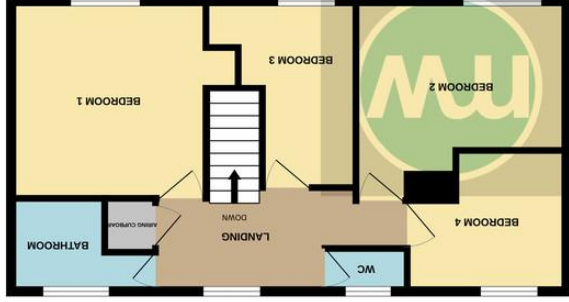
131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

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



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.

TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items, the approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Interoptik ©2024

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		69 D
39-54	E	48 E	
21-38	F		
1-20	G		