



Elm Way  
Hartshill

O.I.R.O £389,995

\*\*\* VERY SPACIOUS DETACHED FAMILY HOME - DETACHED DOUBLE GARAGE - NICELY SITUATED \*\*\*. We are delighted to be able to offer for sale this modern detached family home located on this popular development briefly comprising: Guest WC, lounge, dining room, kitchen & utility, four bedrooms, re-fitted bathroom & en-suite. Viewing is essential.

## ENTRANCE HALL

Having a double glazed entrance door, single panelled radiator, tiled floor, stairs leading off to the first floor landing, door to a useful under stairs storage cupboard and oak doors leading off to...

## GUEST WC 5' 6" x 3' 2" (1.68m x 0.97m)

Opaque double glazed window to front aspect, grey towel radiator, low level WC, wash hand basin with vanity drawers beneath, recessed LED ceiling down lights and a tiled floor

## LOUNGE 19' 5" x 11' 3" (5.92m x 3.43m)

Two double glazed windows to front aspect, double panelled and single panelled radiators, recessed log burning stove with a decorative wooden beamed mantle above, access to the dining room and double glazed French doors to the conservatory.

## CONSERVATORY 10' 7" x 9' 7" (3.23m x 2.92m)

Double glazed windows, tiled floor and double glazed French doors leading out to the side patio area.

## DINING ROOM 10' 8" x 11' 7" maximum into the bay (3.25m x 3.53m)

Double glazed bay window to rear aspect, double panelled radiator and door to the entrance hall.

## BREAKFAST KITCHEN 13' 10" x 8' 2" (4.22m x 2.49m)

Double glazed window to front aspect, tiled floor, double panelled radiator, range of re-fitted grey high gloss base and eye level units, square edge work surfaces, stainless steel sink with vegetable drainer, tall unit housing the double oven, inset gas hob with extractor hood above, built in fridge, appliance space, tiling to splash back areas and door to the utility room.

## UTILITY ROOM 8' 8" x 5' 3" (2.64m x 1.6m)

Double glazed window to rear aspect, single panelled radiator, rear door giving access to the garden, single base unit, square edge work surface, stainless steel sink, appliance spaces and a tiled floor.

## FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard and further oak doors leading off to...

## BEDROOM ONE 11' 8" x 11' 7" (3.56m x 3.53m)

Double glazed window to rear aspect, single panelled radiator and arched opening to the dressing area.

## DRESSING AREA 7' 6" x 3' 0" to the fitted wardrobes (2.29m x 0.91m)

Double glazed window to front aspect, two good sized fitted double wardrobes and an oak door to the en-suite.





### **RE-FITTED EN-SUITE 7' 5" x 6' 6" (2.26m x 1.98m)**

Opaque double glazed window to front aspect, grey towel radiator, tiled floor, low level WC, wash basin with useful vanity storage drawers beneath, tiled shower cubicle having a chrome mixer style shower, useful shaver connection point and recessed LED ceiling down lights.

### **BEDROOM TWO 10' 6" x 9' 6" to the fitted wardrobe (3.2m x 2.9m)**

Single panelled radiator, double glazed window to rear aspect, fitted double and single wardrobes

### **BEDROOM THREE 8' 8" x 8' 5" (2.64m x 2.57m)**

Two double glazed windows to front aspect, single panelled radiator and fitted single wardrobe.

### **BEDROOM FOUR 8' 4" x 6' 8" (2.54m x 2.03m)**

Double glazed window to rear aspect and single panelled radiator.

### **REFITTED BATHROOM 8' 4" x 6' 10" (2.54m x 2.08m)**

Opaque double glazed window to front aspect, grey towel radiator, low level WC, wash basin with vanity drawers beneath, bath, shower enclosure having a chrome mixer style shower, tiled floor and recessed LED ceiling down lights.

### **TO THE EXTERIOR**

The property benefits from a good sized front garden being mainly laid to lawn with a long driveway that provides parking for several vehicles with access to the double detached garage. The rear garden has a good sized paved area, steps to a lower lawned garden, fenced boundaries and side gated access to the front.

### **DOUBLE GARAGE 16' 5" x 16' 5" (5m x 5m)**

Having two up and over doors useful roof storage space, opaque double glazed side entrance door, power and light.

**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 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.



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