

Mark
Webster
estate agents



Elms Court
Austrey

O.I.R.O £355,000



*** DESIRABLE VILLAGE LOCATION ~ NO UPWARD CHAIN ~ GARAGE ~ REFITTED KITCHEN & UTILITY ***. For sale with MARK WEBSTER estate agents is this nicely situated 4 bedroom link detached family home briefly comprising: Guest WC, lounge, dining area, refitted kitchen & utility, 4 bedrooms, en-suite and family bathroom. Viewing is essential.

Austrey is a beautiful picturesque village in the county of Warwickshire. Located in the village is the well regarded 'Church of England Primary School', local shop/post office and 'The Bird in Hand' public house. If you are a regular commuter for work Austrey is the perfect village for you having easy access to junction 11 of the M42, providing excellent motorway links to major cities such as Nottingham & Birmingham. The ever desirable private school 'Twycross House' is within a short drive away from the village which currently has an 'Outstanding' Ofsted rating.

The local Towns of Tamworth & Atherstone are both approximately 7 miles away in where you will find many shops, bars and restaurants with both Towns having excellent railway network links.

ENTRANCE HALL

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

GUEST WC 6' 10" x 2' 9" (2.08m x 0.84m)

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

REFITTED UTILITY ROOM 10' 2" x 7' 4" (3.1m x 2.24m)

Double glazed window, single panelled radiator, wide range of cream gloss style kitchen units, wooden effect roll edge work surfaces with matching up stands, space and plumbing for a washing machine, stainless steel sink, space for a fridge.

REFITTED KITCHEN 14' 2" x 8' 6" (4.32m x 2.59m)

Double glazed window, double panelled radiator, wide range of cream gloss style kitchen units, eye level stainless steel double oven and microwave, integrated fridge freezer, wooden effect roll edgework surfaces with matching up stands, space and plumbing for a dishwasher, electric hob with a stainless steel extractor hood above, side stable style entrance door.

LOUNGE 17' 2" x 10' 8" (5.23m x 3.25m)

Two double glazed windows, double panelled radiator, feature fireplace and access to...

DINING AREA 9' 8" x 8' 5" (2.95m x 2.57m)

Double glazed window, single panelled radiator and double glazed sliding patio style doors.

FIRST FLOOR LANDING

Double glazed window, single panelled radiator, access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE 18' 2" x 12' 4" (5.54m x 3.76m)

(Not all of useable head height due to sloping ceilings) Double glazed window, double panelled radiator, full width fitted wardrobes with sliding mirrored doors and a door to the en-suite.



ENSUITE 6' 4" x 5' 3" (1.93m x 1.6m)

Opaque double glazed window, chrome towel radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, tiling to half height.

BEDROOM TWO 11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window, single panelled radiator, fitted wardrobe with sliding mirrored doors.

BEDROOM THREE 11' 7" x 7' 7" (3.53m x 2.31m)

Double glazed window, single panelled radiator and a fitted wardrobe with sliding doors.

BEDROOM FOUR 8' 3" x 8' 3" (2.51m x 2.51m)

Double glazed window and a single panelled radiator.

FAMILY BATHROOM 9' 1" x 6' 1" (2.77m x 1.85m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, wash basin with useful storage beneath, panelled bath with a gold effect mixer tap with shower head attachment, tiling to half height and splash back areas.

TO THE EXTERIOR

There is a walled garden having a tarmac driveway providing secure off road parking with access to the garage and a stone garden with well established borders.

GARAGE 15' 4" x 8' 7" (4.67m x 2.62m)

Having a roller style 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).

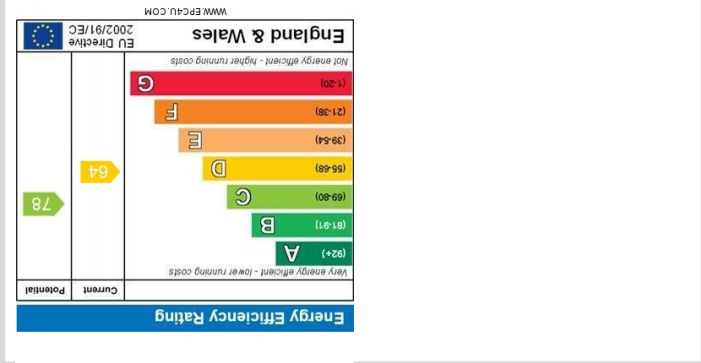
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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



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.

