

Mark
Webster
estate agents



Cottage Gardens
Hartshill
£395,000

*** NO UPWARD CHAIN ~ DELIGHTFUL POSITION ~ 4 BEDROOMS ***. For sale with MARK WEBSTER estate agents is this spacious modern four bedroom detached family home briefly comprising: Lounge, kitchen, dining room, utility room, guest WC, study, 4 bedrooms, en-suite, family bathroom, driveway and garage. Early viewing is essential.

RECEPTION PORCH

Having double glazed double opening doors, double glazed windows, laminated wooden effect flooring and an internal opaque double glazed door with adjoining side screen leading to...

THROUGH HALLWAY

Stairs leading off to the first floor landing, double panelled radiator, laminated wooden effect flooring, useful under stairs storage cupboard and doors leading off to...

GUEST WC 7' 9" x 2' 10" (2.36m x 0.86m)

Opaque double glazed window to side aspect, single panelled radiator, laminated wooden effect flooring, low level WC and wash basin.

STUDY/PLAYROOM 10' 8" x 7' 9" (3.25m x 2.36m)

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

LOUNGE 11' 8" x 16' 7" maximum into the bay (3.56m x 5.05m)

Double glazed square bay window to front aspect, double panelled radiator and a feature fireplace.

KITCHEN 10' 3" x 9' 4" (3.12m x 2.84m)

Double glazed window to rear aspect, single panelled radiator, range of fitted base and eye level units, wooden effect roll edge work surfaces, inset stainless steel low level double oven, 4 ring gas hob with an extractor hood above, integrated fridge and dishwasher, stainless steel sink, tiled splash back areas, door to the utility room and open plan through to the dining area.

DINING AREA 11' 8" x 10' 3" (3.56m x 3.12m)

Double glazed French doors leading out to the rear garden and a double panelled radiator.

UTILITY ROOM 10' 3" x 5' 4" (3.12m x 1.63m)

Opaque double glazed door leading out to the rear garden, tiled floor, single panelled radiator, fitted base and eye level units, wooden effect roll edge work surface, stainless steel sink, space and plumbing for a washing machine, tiled splash back areas and a wall mounted Vaillant central heating boiler.

BEDROOM ONE 12' 7" x 12' 4" (3.84m x 3.76m)

Double glazed window to front aspect, double panelled radiator, range of fitted bedroom furniture and a door to...



EN-SUITE 6' 3" x 6' 5" maximum (1.91m x 1.96m)

Opaque double glazed window to front aspect, tiled floor, single panelled radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, useful shaver connection point.

BEDROOM TWO 11' 10" x 11' 9" (3.61m x 3.58m)

Double glazed window to rear aspect and a double panelled radiator.

BEDROOM THREE 12' 5" x 8' 0" (3.78m x 2.44m)

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

BEDROOM FOUR 12' 2" x 8' 5" maximum (3.71m x 2.57m)

(4'9" minimum width) Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

FAMILY BATHROOM 8' 9" x 6' 4" (2.67m x 1.93m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath, tiled shower cubicle having a chrome mixer style shower, useful base level vanity storage cupboards and shaver connection point.

TO THE EXTERIOR

To the front of the property there is a small lawn and a side driveway providing off road parking and access to the single detached garage. The rear garden has a degree of privacy having a paved patio, lawn, well established gardens and side gated access to the front.

GARAGE 17' 7" x 8' 4" (5.36m x 2.54m)

Having an up and over door, side double glazed 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.

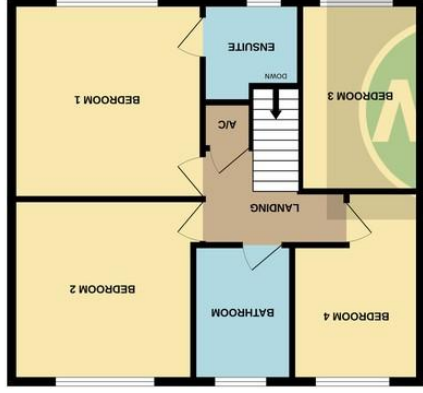
COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).



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



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 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 are approximate and no responsibility is taken for any omission 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 efficacy can be given.
 Made with Keyplan 6/2025

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.