



**Birmingham Road, Ansley
CV10 9PS
£200,000**

Pointons Estate Agents are delighted to offer this End Town House located in a popular rural village benefiting from Gas Central Heating and UPVC Double Glazing. The property, ideal for the first time buyer, briefly comprises on the ground floor of Reception Hall, Guest WC, Open Plan Living, Kitchen Area with Integral Appliances, Utility Area. To the first floor there are Three Bedrooms and Tiled Bathroom. Also benefitting from Gardens to the Front and Rear, this home really needs early viewing to avoid disappointment.



Hall

Having UPVC entrance door, Karndeian wood effect flooring, power points, central heating radiator, stairs to the first floor landing and doors off which lead:

WC

Having a white suite comprising of a wash hand basin and low level WC. Karndeian wood effect flooring, central heating radiator and UPVC double glazed frosted flush window.

Utility Area

Being under stairs and having plumbing for domestic appliance and power points.

Open Plan Living

20'1" x 21'8" (6.12m x 6.60m)

The kitchen area comprises of an undermount sink set in a granite work surface with fitted units below and integral dishwasher. Adjacent matching granite work surfaces with fitted units above and below, integral fridge and built in oven and grill. Flush fitted four ring gas hob with stainless steel extractor hood above. Tiled splash back to all worksurfaces, power points, UPVC double glazed flush window to the rear garden. The open plan living space benefits from the continuation of the Karndeian wood effect flooring, two central heating, electric wall mounted flame effect fire, power points, UPVC double glazed bow window, UPVC double glazed exit door and double glazed sliding patio doors to the rear garden patio.

Landing

Stairs to the first floor landing having loft access and doors off which lead:

Bedroom 1

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

Having fitted wardrobes, central heating radiator, wood effect laminate flooring, power points, storage cupboard housing the central heating boiler and UPVC double glazed flush window overlooking the rear garden.

Bedroom 2

8'2" x 11'7" (2.50m x 3.53m)

Having fitted wardrobes, fitted dresser, central heating radiator, wood effect laminate flooring, power points and UPVC double glazed flush window.

Bedroom 3

7'7" x 9'9" (2.31m x 2.97m)

Having central heating radiator, wood effect laminate flooring, power points and UPVC double glazed flush window overlooking the rear garden.

Bathroom

Being fully tiled and having a coloured suite comprising of corner bath with antique effect shower mixer taps, pedestal wash hand basin and low level WC. Separate shower cubicle with fitted shower. Central heating radiator and UPVC double glazed frosted flush window.

Outside

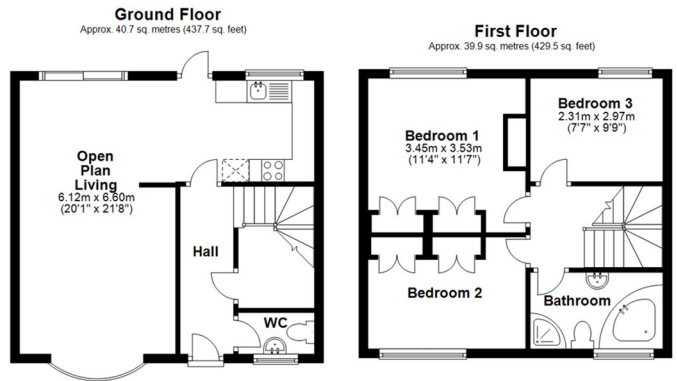
The property has the benefit of gardens to the front and rear. the front being mainly laid to lawn, the rear being easily maintained and briefly comprises of paved patio, pebbled areas, cold water tap, fenced boundaries and rear trades entrance.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is A payable to NWBC, EPC rating D.

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 80.6 sq. metres (867.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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