nick tart



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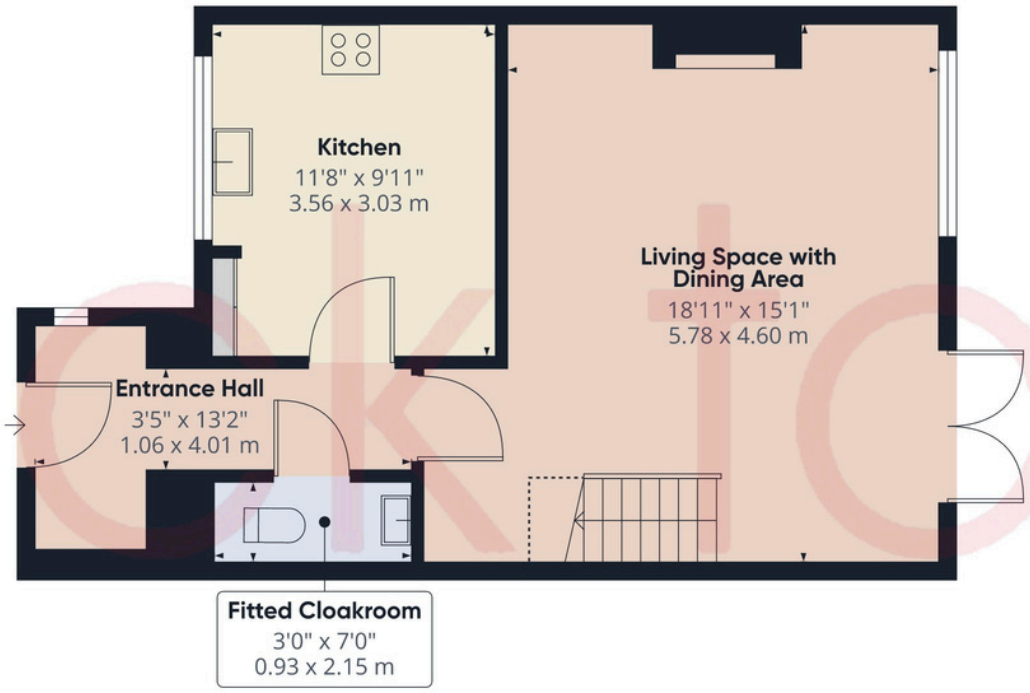
Key Features

- Entrance hall with fitted cloakroom
- Fitted breakfast kitchen with built in appliances
- Large open plan living space with dining area
- Choice of three bedrooms with two having a full range of fitted furniture
- Good sized shower room
- Two allocated parking spaces and visitors space
- Front and rear gardens with glorious views of the paddocks, farmland and fields beyond
- Underfloor heating throughout

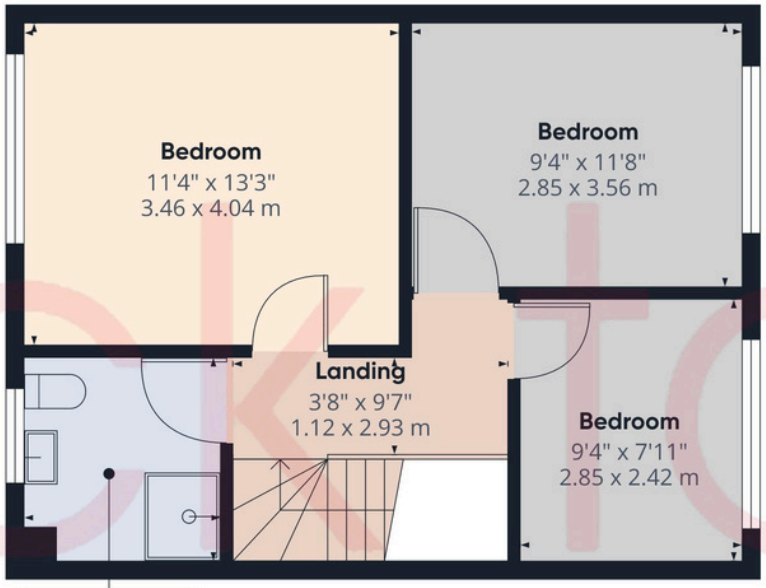


Important
We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Ground Floor





Floor 1

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Approximate total area(1)

937 ft²

86.9 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

The accommodation which enjoys the benefit of underfloor heating in further detail comprises of…

Entrance hall with built in cupboards, concealed Worcester Bosch all fired central heating boiler, **fitted cloakroom** with low flush WC and vanity unit.

Fully equipped **breakfast kitchen** having matching suite of units comprising of butlers single enamel sink unit with oak worktops incorporating a host of built in appliances including **electric oven with ceramic hob and extractor over, integrated dishwasher and washing machine, fridge and freezer**, a range of coved wall cabinets and display unit.
Open plan **living room with dining area** having a feature brick fireplace with oak mantle and flatstone hearth, oak strip flooring and French doors leading into the rear garden.





Outside

Approached via a private drive off Wrottesley Park Road there are two allocated parking spaces and visitors space.

Front garden with limestone sun terrace, undoubtedly one of the features of this property is the rear garden with a limestone patio to lawn with fantastic panoramic views over local countryside and beyond.

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First Floor

Stairs lead from the living room the first floor landing.
Bedroom one overlooking the courtyard and beyond.

Bedroom two having a full range of fitted furniture and fantastic views.
Bedroom three also has a range of fitted furniture and views towards countryside and beyond.
Fitted **shower room** having large shower cubicle, vanity unit, low flush WC, tiled walls and vertical contemporary radiator.





EPC: TBD
Tenure – we are advised the property is Freehold.
Services – we are advised all mains services are connected.
Council Tax – **Band E** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).





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