

Peter Clarke

IN ASSOCIATION WITH

Winkworth



9 Birch Grove, Wellesbourne, Warwick, CV35 9SJ

- Semi detached house
- Located at the end of a cul de sac
- Through living room - dining room
- Kitchen
- Three bedrooms
- Generous - enclosed rear garden
- Garage and off road parking
- No onward chain
- EPC rating D



£335,000

ACCOMODATION

Entrance is gained via the front door into a welcoming hallway featuring Karndeian flooring, a useful understairs storage cupboard, a wall mounted radiator and stairs rising to the first floor.

The spacious through lounge - dining room also benefits from Karndeian flooring and enjoys a dual aspect layout, with a window to the front aspect, along with door opening out onto the rear garden and a wall mounted radiator.

The kitchen is fitted with a range of matching wall and base units and incorporates a Smeg gas hob with extractor hood above, a NEFF eye-level oven, an integrated under counter fridge and freezer and an integrated dishwasher. There is also space and plumbing for a washing machine and space for a tumble dryer. Natural light is provided by windows to the side and rear with a door giving access to the rear garden.

To the first floor, the landing provides access to the loft space and benefits from an obscure glazed window to the side.

Bedroom one enjoys a front facing window, a wall mounted radiator, fitted wardrobes and a fitted dressing table. Bedroom two overlooks the rear garden and features a wall mounted radiator and an airing cupboard housing the boiler. Bedroom three has a window to the front aspect, a wall mounted radiator and useful storage above the stair bulkhead.

The family wet room is fitted with an electric shower, wash hand basin set within a vanity unit, wc, heated towel rail and an obscure glazed window to the rear.

OUTSIDE AND PARKING

The rear garden is attractively arranged with a patio area, gravelled seating areas, a lawn with well stocked borders and a variety of mature trees. Additional features include an external power point, outside tap, garden shed and gated side access to the front. To the front of the property, there is a driveway providing off road parking together with a garage featuring an up and over door with a personnel door giving access to the rear garden.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

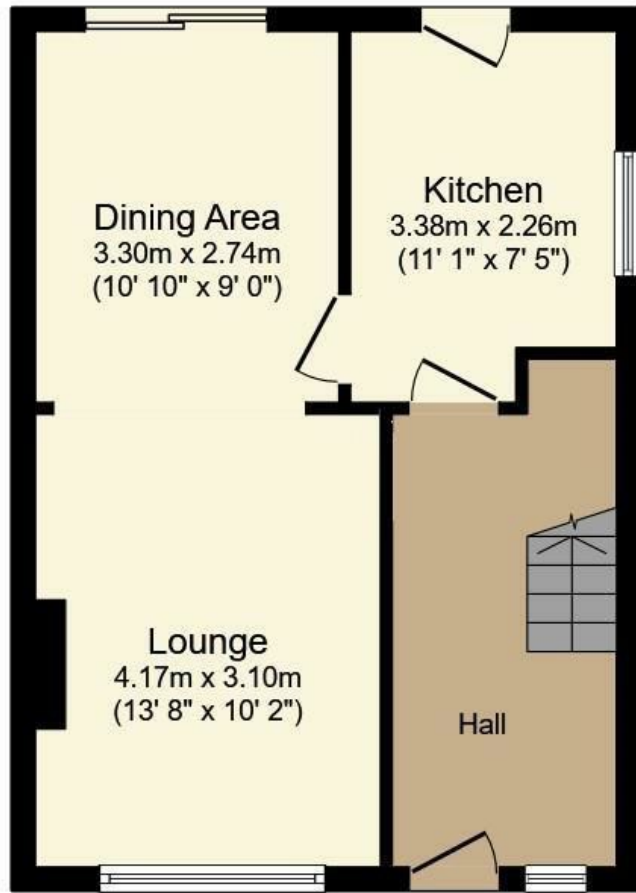
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

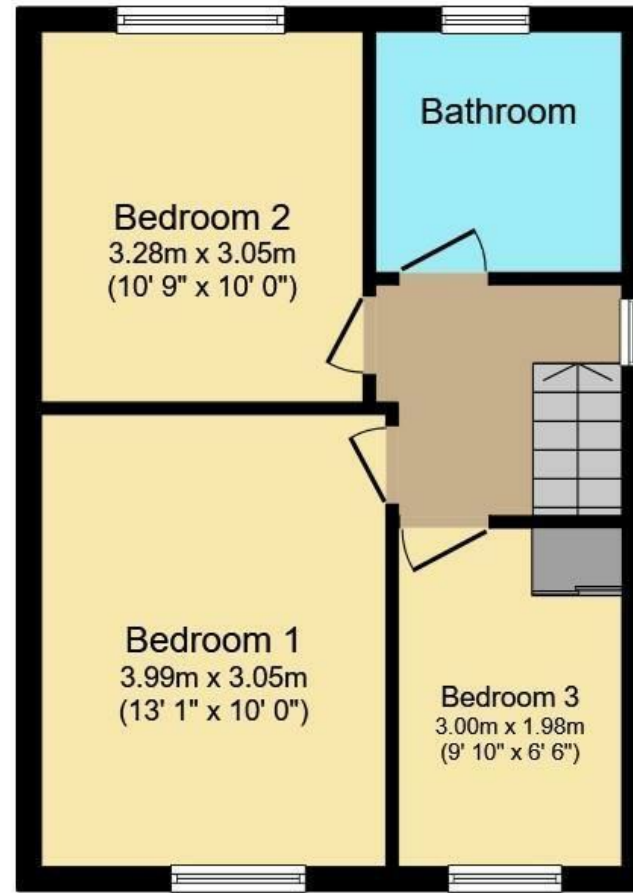
VIEWING: By Prior Appointment with the selling agent.



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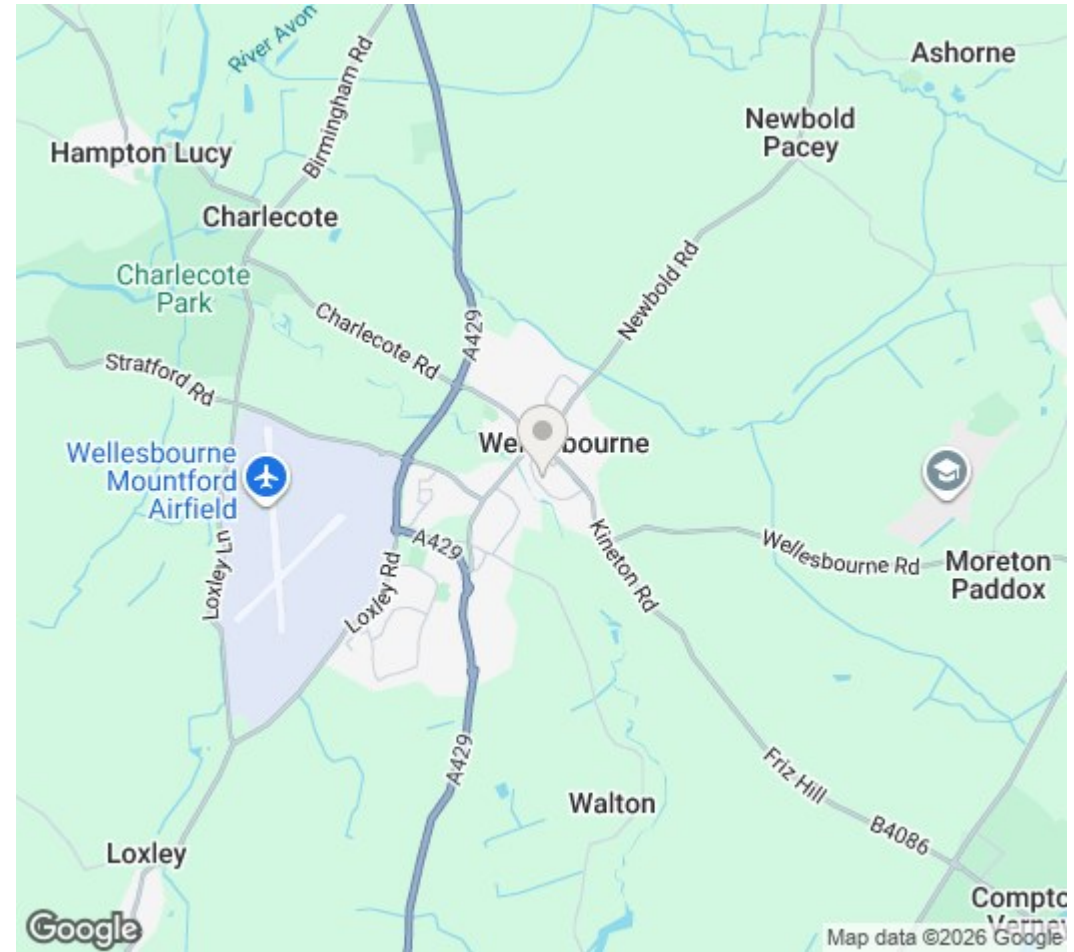
Ground Floor



First Floor

Total floor area: 75.7 sq.m. (815 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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