



## Property Description

Block paved driveway to fore, front garden with shrub and plant borders, side gated access, front door into:-

SPACIOUS HALLWAY With room for doaks storage, electric radiator and door into:-

MODERN LOUNGE 10' 10" x 21' 2" (3.3m x 6.45m) With double glazed window to front, feature staircase with glass banister, log burning stove and central heating radiator, opens into:-

DINING AREA 8' x 20' 0" (2.44m x 6.1m) Having central heating radiator, double glazed window to side.

CONVERTED GARAGE 7' 8" x 17' 3" (2.34m x 5.26m) Offering bedroom four, having double glazed window to front, independent electric underfloor heating and fitted wardrobes.

SPACIOUS KITCHEN 10' 10" x 14' 4" (3.3m x 4.37m) Wraps around to a family area and breakfast bar, wood work surfaces, wall and base units, tiled splash backs, extractor, room and fittings for a combination gas/electric cooker, space for dishwasher, stainless steel sink with mixer tap, spot lighting and space for fridge/freezer, central heating radiator and double glazed window rear, double glazed doors leading to the garden.

UTILITY AREA 5' 2" x 5' 9" (1.57m x 1.75m) Plumbing for washing machine and tumble dryer, space for further storage and double glazed door leading to rear garden.

GUEST WC With low level wc, central heating radiator and wash hand basin.

FIRST FLOOR LANDING Having spacious landing with sliding mirror doors opening into a large storage cupboard.

BATHROOM 8' x 7' 7" (2.44m x 2.31m) With separate bath, corner shower cubicle, wash hand basin with vanity, shower over bath, heated towel rail, double glazed window to rear and low level wc.

BEDROOM ONE 11' 2" x 10' 3" (3.41m x 3.12m) Double glazed window to front, central heating radiator.

BEDROOM TWO 7' 9" x 14' 3" (2.36m x 4.34m) Central heating radiator, double glazed window to front.

BEDROOM THREE 10' 9" x 7' 5" (3.28m x 2.26m) Double glazed window to rear, over stairs storage cupboard and central heating radiator.

REAR GARDEN Having paved patio area, lawned area and shrub and plant borders, side gated access.

Council Tax Band D - North Warwickshire

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas central heating  
Sewerage - Mains

Flood Risk  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:

EE - Good outdoor and in-home  
O2, Three and Vodafone - Variable outdoor

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 57 Mbps. Highest available upload speed 9 Mbps.  
Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444