

Your property is almost ready to go live on the market!

Before we proceed, please take a moment to review the details below. These will be used for your online listing, brochure, and all other marketing materials.

It's important that all information accurately reflects the property and includes everything required under your terms, including the *Vendor Disclosure Statement*.

Thank you for your attention to this –
we're excited to take the next step with you!

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Your Property Description

Situated in the heart of the highly sought-after village of Long Itchington, this spacious three-bedroom semi-detached home offers a fantastic opportunity for a variety of buyers. With a wealth of potential and versatility throughout, this lovely property has plenty to offer its next owners, making it an exciting prospect for those looking to create a home tailored to their own tastes and needs.

Ground Floor:

- Upon entering the property, you are welcomed into the entrance porch, which provides access through to the accommodation beyond.
- Situated at the front of the home, the lounge is a bright and welcoming space, flooded with natural light to create an airy feel. The room also benefits from an electric fire, providing an attractive focal point and adding to the cosy atmosphere.
- Leading through sliding doors from the lounge, you are welcomed into a versatile separate dining room, conveniently positioned close to the kitchen. Offering an ideal space for family meals and entertaining guests, this room provides further flexibility to suit the needs of its next owners.
- The kitchen is fitted with a range of wall and base units, offering plenty of storage and workspace, alongside ample space for freestanding white goods. Leading off the kitchen, the separate utility room provides further practicality, with additional storage, a hand basin and useful under-counter space for white goods, helping to keep the main kitchen area clutter-free.
- A versatile conservatory provides an additional seating area, enjoying pleasant views over the rear garden and offering the perfect spot to relax and unwind
- The ground floor accommodation is further complemented by a convenient guest WC, adding to the practicality of this lovely family home.

Your Property Description Continued ...

First Floor:

- Situated at the front of the home, the main bedroom is a good-sized double room, complete with a built-in cupboard providing useful storage space.
- Bedroom two is a further well-proportioned double room, situated at the rear of the home. The room benefits from the added luxury and convenience of its own en-suite shower room, making it an ideal guest bedroom or a comfortable space for family members.
- Bedroom three offers further double accommodation, providing a versatile space to suit a variety of needs. Whether utilised as a third bedroom, a home office or a nursery, this room offers excellent flexibility for its next owners.
- The family bathroom is conveniently positioned to serve all three bedrooms and is well-appointed with a separate bath and shower cubicle, hand basin, WC and heated towel rail, providing a practical and comfortable space for the whole family.

Garden, Exterior and Further Property Information:

- Leading out from the garden is a generous outdoor space, predominantly laid to lawn with a hardstanding area, perfect for alfresco dining and entertaining during the summer months. Offering a wealth of potential, and complete with a greenhouse and two sheds, this versatile garden provides an excellent opportunity for the next owners to create their own ideal outdoor retreat.
- This lovely home further benefits from a garage complete with electrics, off-road parking for multiple vehicles, gas central heating and double glazing throughout, ensuring comfort and practicality for its next owners.
- Surrounded by the beautiful South Warwickshire countryside and with a wealth of local amenities on its doorstep, this lovely home offers the perfect blend of rural charm, community living and everyday convenience.

Your Property Description Continued ...

Important Property Information:

Tenure: Freehold

EPC: D

Council Tax Band: B

Local Authority: Stratford On Avon District Council

Your Property Photos






















Please note: This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

Floorplan:



Total area: approx. 116.7 sq. metres (1256.3 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.

This floorplan is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions.

EPC Graph



The following EPC graph (obtained via the gov.uk website) will be displayed on your marketing material and is a legal requirement.

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Vendor Disclosure Statement

The details provided in this document will be used across all marketing materials for your property.

Please respond to this email to confirm that the information is accurate and reflects the property as outlined in your terms of service including the Vendor disclosure statement and once we have received this from all Vendors, the property will go live on the market.

If any details are incorrect or do not accurately represent the property, kindly notify us via email so we can make the necessary amendments.

We look forward to getting your property live and beginning the search for your buyer. Your agent, Darren, will keep you updated on progress once the property is live. In the meantime, if you have any questions or need assistance, please don't hesitate to get in touch on 01926 81 82 88 or via email at darrenf@insidehomeslimited.co.uk

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