



Cottage Gardens  
Hartshill  
£395,000



\*\*\* NO UPWARD CHAIN ~ DELIGHTFUL POSITION ~ 4 BEDROOMS \*\*\*. For sale with MARK WEBSTER estate agents is this spacious modern four bedroom detached family home briefly comprising: Lounge, kitchen, dining room, utility room, guest WC, study, 4 bedrooms, en-suite, family bathroom, driveway and garage. Early viewing is essential.

## RECEPTION PORCH

Having double glazed double opening doors, double glazed windows, laminated wooden effect flooring and an internal opaque double glazed door with adjoining side screen leading to...

## THROUGH HALLWAY

Stairs leading off to the first floor landing, double panelled radiator, laminated wooden effect flooring, useful under stairs storage cupboard and doors leading off to...

## GUEST WC 7' 9" x 2' 10" (2.36m x 0.86m)

Opaque double glazed window to side aspect, single panelled radiator, laminated wooden effect flooring, low level WC and wash basin.



## STUDY/PLAYROOM 10' 8" x 7' 9" (3.25m x 2.36m)

Double glazed window to front aspect and a double panelled radiator.

## LOUNGE 11' 8" x 16' 7" maximum into the bay (3.56m x 5.05m)

Double glazed square bay window to front aspect, double panelled radiator and a feature fireplace.



## KITCHEN 10' 3" x 9' 4" (3.12m x 2.84m)

Double glazed window to rear aspect, single panelled radiator, range of fitted base and eye level units, wooden effect roll edge work surfaces, inset stainless steel low level double oven, 4 ring gas hob with an extractor hood above, integrated fridge and dishwasher, stainless steel sink, tiled splash back areas, door to the utility room and open plan through to the dining area.

## DINING AREA 11' 8" x 10' 3" (3.56m x 3.12m)

Double glazed French doors leading out to the rear garden and a double panelled radiator.



## UTILITY ROOM 10' 3" x 5' 4" (3.12m x 1.63m)

Opaque double glazed door leading out to the rear garden, tiled floor, single panelled radiator, fitted base and eye level units, wooden effect roll edge work surface, stainless steel sink, space and plumbing for a washing machine, tiled splash back areas and a wall mounted Vaillant central heating boiler.

## BEDROOM ONE 12' 7" x 12' 4" (3.84m x 3.76m)

Double glazed window to front aspect, double panelled radiator, range of fitted bedroom furniture and a door to...

### **EN-SUITE 6' 3" x 6' 5" maximum (1.91m x 1.96m)**

Opaque double glazed window to front aspect, tiled floor, single panelled radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, useful shaver connection point.



### **BEDROOM TWO 11' 10" x 11' 9" (3.61m x 3.58m)**

Double glazed window to rear aspect and a double panelled radiator.

### **BEDROOM THREE 12' 5" x 8' 0" (3.78m x 2.44m)**

Double glazed window to front aspect and a double panelled radiator.

### **BEDROOM FOUR 12' 2" x 8' 5" maximum (3.71m x 2.57m)**

(4'9" minimum width) Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

### **FAMILY BATHROOM 8' 9" x 6' 4" (2.67m x 1.93m)**

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath, tiled shower cubicle having a chrome mixer style shower, useful base level vanity storage cupboards and shaver connection point.



### **TO THE EXTERIOR**

To the front of the property there is a small lawn and a side driveway providing off road parking and access to the single detached garage. The rear garden has a degree of privacy having a paved patio, lawn, well established gardens and side gated access to the front.

### **GARAGE 17' 7" x 8' 4" (5.36m x 2.54m)**

Having an up and over door, side double glazed entrance door, power and light.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).



Whilst every reasonable care has been taken to ensure the accuracy of the information contained in these floor plans, prospective purchasers should make their own enquiries and satisfy themselves as to the correctness of the same. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their state of repair or working order. The plan is for illustrative purposes only and should be used as such. Any measurements or dimensions quoted are approximate and no responsibility is taken for any errors.

TOTAL FLOOR AREA: 1467 sq ft (136.3 sqm), approx.



639 sq ft (58.4 sq m), approx.  
1ST FLOOR

639 sq ft (58.4 sq m), approx.  
GROUND FLOOR

**Misrepresentation Act 1974** - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure of other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

**Property Misdescription Act 1991** - The Agent has not tested any fixtures or fittings, appliances and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Neither has the Agent checked the legal status of the information given is incorrect. Therefore the buyer must assume the information given is incorrect. The Agent has not been tested and therefore no guarantee can be given that they are in working order. While we endeavours to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Prospective purchasers are for illustration only and may depict items not included in the sale of the property.

**COMPANY DISCLOSURE** - All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. The Agent has not tested any fixtures or services and so does not verify they are in working order. While we endeavours to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Prospective purchasers are for illustration only and may depict items not included in the sale of the property.