



Kestrel
Wilnecote
£239,995

*** NO UPWARD CHAIN - 35FT LONG GARAGE - EXCELLENT FIRST TIME BUY
***. For sale with MARK WEBSTER estate agents is this well situated semi-detached property briefly comprising: Lounge, kitchen/diner, conservatory, three bedrooms, shower room, rear garden, garage and a driveway.

ENTRANCE HALL

Accessed via the porch, double panelled radiator, stairs leading off to the first floor landing and a door to...

LOUNGE

14' 10" x 11' 0" (4.52m x 3.35m)

Double glazed bow window to front aspect, double panelled radiator, feature fireplace with electric fire, door to a useful under stairs storage cupboard and a further door to...

KITCHEN/DINER

8' 5" x 14' 4" (2.57m x 4.37m)

Double glazed window to rear aspect, single panelled radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, integrated low level electric oven, gas hob, integrated dishwasher, stainless steel sink, integrated fridge/freezer and double glazed sliding doors to...



CONSERVATORY

9' 6" x 7' 1" (2.9m x 2.16m)

Double glazed windows, single panelled radiator and a door giving access to the rear garden.



FIRST FLOOR LANDING

Window to side aspect, access to roof space, door to the airing cupboard and further doors to...

BEDROOM ONE

8' 1" x 11' 8" to fitted wardrobe (2.46m x 3.56m)

Double glazed window to front aspect, single panelled radiator and a fitted wardrobe.



BEDROOM TWO

8' 1" x 8' 1" to fitted wardrobe (2.46m x 2.46m)

Double glazed window to rear aspect, single panelled radiator and a fitted wardrobe.

BEDROOM THREE

9' 6" x 6' 1" maximum (2.9m x 1.85m)

(6' 5" x 2' 9" minimum) Double glazed window to front aspect, single panelled radiator and a useful storage cupboard.

SHOWER ROOM

5' 5" x 5' 10" (1.65m x 1.78m)

Opaque double glazed window to rear aspect, panelled walls, heated towel rail, useful vanity storage with wash basin, low level WC and a corner shower enclosure with electric shower over.



GARAGE

35' 7" x 7' 7" (10.85m x 2.31m)

Having an up and over door, space and plumbing for a washing machine, power, light and a wall mounted central heating boiler.

TO THE EXTERIOR

To the front of the property there is a block paved driveway which gives access to the garage alongside a slate chipped front garden. The enclosed rear garden has a paved patio area with steps leading up to a further patio section and an artificial lawn for low maintenance.



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 B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



