

Mark
Webster
estate agents



Rocheford Way
Grendon
£279,950

*** BEAUTIFULLY PRESENTED HOME ~ GREAT LOCATION ~ POPULAR RESIDENTIAL DEVELOPMENT ***. For sale with MARK WEBSTER estate agents is this delightful modern 3 bedroom semi detached property briefly comprising: Entrance hall, guest WC, kitchen/diner, rear lounge, 3 bedrooms, en-suite, family bathroom, driveway and well maintained gardens. Viewing is a must.

Rocheford Way is situated in the charming village of Grendon, a highly regarded Warwickshire location that offers the perfect balance of rural tranquility and everyday convenience. Surrounded by attractive countryside and traditional village character, Grendon is ideal for those seeking a quieter pace of life without feeling disconnected.

The village benefits from a strong sense of community and is well served by local amenities, including a village shop, public houses and well-regarded schooling. Scenic walks and open green spaces are right on the doorstep, making the area particularly appealing to families, professionals and those who enjoy the outdoors.

Despite its peaceful setting, Grendon is exceptionally well placed for commuting. The nearby market towns of Atherstone and Tamworth provide a wider range of shops, restaurants and leisure facilities, while excellent road links via the A5, M42 and M6 connect the area efficiently to Birmingham, Coventry and the wider Midlands. Rail services from nearby stations also offer direct routes to major city centres.

THROUGH HALLWAY

Having a composite style double glazed entrance door, single panelled radiator, stairs leading off to the first floor landing and doors to...

GUEST WC

5' 7" x 2' 8" (1.7m x 0.81m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, pedestal wash hand basin with a tiled splash back.

KITCHEN/DINER

15' 7" x 9' 2" (4.75m x 2.79m)

Double glazed window to front aspect, double panelled radiator, wide range of base and eye level units, wooden effect square edge work surfaces with matching up stands, inset stainless steel double oven and four ring gas hob and extractor hood, space and plumbing for a washing machine, integrated dishwasher and space for a fridge/freezer.

REAR LOUNGE

16' 3" x 10' 4" plus recess (4.95m x 3.15m)

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

FIRST FLOOR LANDING

Single panelled radiator, access to roof space and doors leading off to...

BEDROOM ONE

12' 5" x 9' 1" to fitted wardrobe (3.78m x 2.77m)

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



ENSUITE

7' 5" x 4' 8" (2.26m x 1.42m)

Tiling to splash back areas, heated towel rail, pedestal wash basin, low level WC and a tiled shower enclosure with mixer style shower over.

BEDROOM TWO

9' 5" x 9' 1" to fitted wardrobe (2.87m x 2.77m)

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

BEDROOM THREE

10' 5" x 6' 9" maximum (3.18m x 2.06m)

(8' 9" minimum length) Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

5' 7" x 6' 9" (1.7m x 2.06m)

Opaque double glazed window to front aspect, tiling to splash back areas, heated towel rail, pedestal wash basin, low level WC and a panelled bath.

TO THE EXTERIOR

There is a full width tarmac driveway to the front providing off road parking. The rear garden is a good size being mainly laid to lawn with a paved patio and fenced boundaries.

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

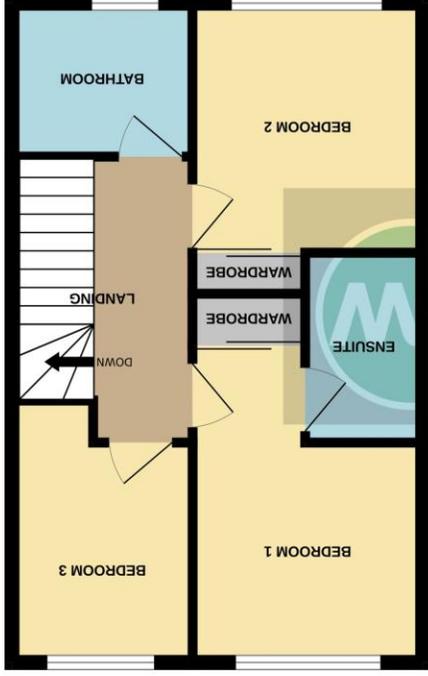
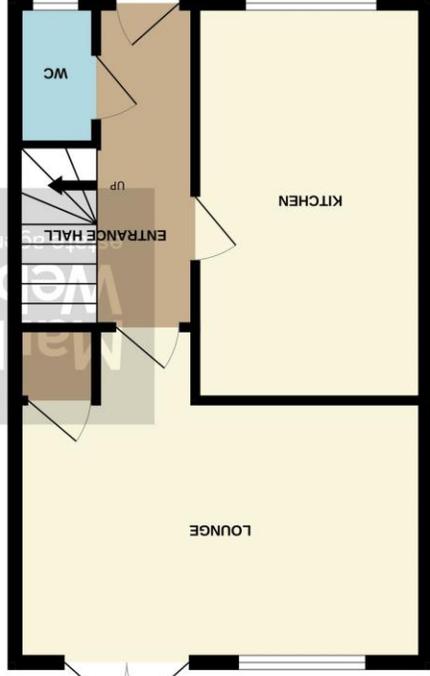
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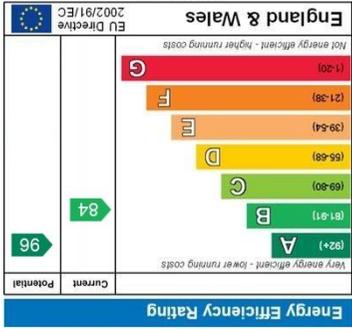
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TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Energy Performance Rating:



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