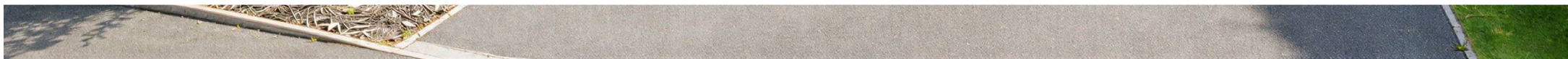




23, Cherwell Avenue, Sutton Leach, WA9 4YW

Offers Over £400,000

*David
Davies*  *Collection*



23, Cherwell Avenue, Sutton Leach, WA9 4YW

- EPC:B
- Council Tax Band: E
- Freehold
- Detached Property
- Two Spacious Reception Rooms
- Family Bathroom, En-Suite And Ground Floor W.C
- Four Bedrooms
- Front And Rear Gardens, Artificial Grass And Hot Tub
- Driveway And Garage
- Great Location

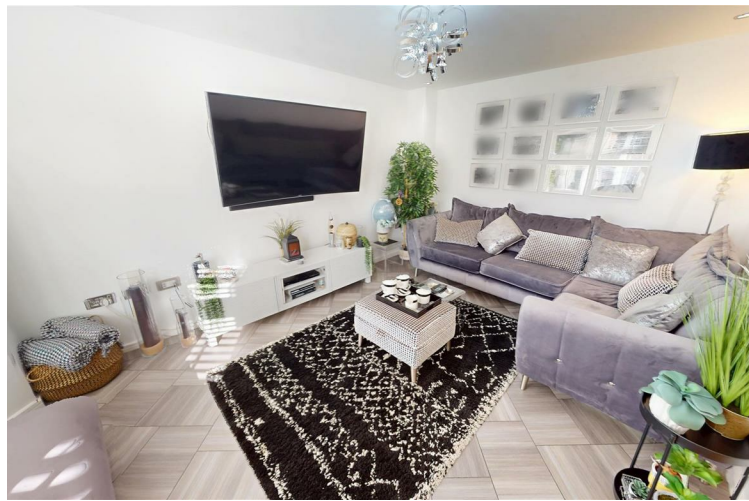
David Davies Sales & Lettings Agent are delighted to welcome to market this exceptional four-bedroom detached house located in a quiet and sought-after area within a popular development. This impeccably presented property was built in 2019 and is still under NHBC warranty, as well as having additional fixtures and fittings when built making this a real stand out.

The property has been laid with luxury Amtico flooring throughout the whole ground floor and has a fully working hard wired alarm system. Additionally the property benefits from UPVC double glazing and gas central heating throughout as well as the internet being internally hard wired with additional sockets, spotlights and cameras covering the whole exterior.

Upon entering the property, you are greeted by a welcoming hallway that leads into a bright and spacious lounge, providing the perfect space for relaxation and entertainment. The lounge is beautifully appointed with tasteful décor and large windows that allow natural light to flood the room, creating a warm and inviting atmosphere.

An impressive feature of this property is the large kitchen/diner, perfect for family meals or hosting gatherings with friends. The kitchen boasts ample storage space, modern integrated appliances, and a stylish design, making it a delightful space for cooking and dining. The velux windows allow an abundance of light into the property. The ground floor is completed by a utility room and separate WC for convenience.

The first floor of the property comprises four well-proportioned bedrooms, three of which benefitting from fitted wardrobes for all your storage needs. The master bedroom benefits from an en-suite shower room, providing privacy and convenience for the homeowner. The modern four piece family bathroom completes the first floor.







Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		85	94				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	