

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

Set on a desirable road at the heart of the sought after village of Long Itchington, is this well proportioned two bedroom semi detached home. With a great deal of space and opportunity throughout, this lovely home has much to offer its next owners.

Ground Floor:

- Upon entering the property you are welcomed into an entrance hallway that leads to all other rooms within the home.
- The well presented kitchen is located at the centre of the home and is finished with a range of wall and base units and is complete with the addition of a freestanding fridge/freezer and electric oven/hob. This attractive space also conveniently gives access onto the driveway through a side door.
- At the front of the property you will find the bright and airy lounge that is flooded with natural light and features a gas fireplace as well as double doors that lead through into the dining room.
- The separate dining room is a versatile space located at the rear of the home and offers views of the rear garden through sliding patio doors.
- The hallway leading towards the first floor conveniently benefits from fitted storage.
- The downstairs accommodation further benefits from a guest w/c.

First Floor:

- Both bedrooms are good sized double rooms both of which offer built in storage with ample space for freestanding furniture.
- The shower room is conveniently situated close to both bedrooms and is fitted with a tiled suite, inclusive of a shower cubicle, hand basin, w/c and under sink storage.

Your Property Description Continue ...

Garden, Exterior and Further Property Information:

- Leading outside the home is blessed with a substantial and enclosed rear garden laid mainly to lawn and a decking area that offers the perfect spot for alfresco dining throughout the summer months.
- This beautiful home also benefits from off road parking for multiple vehicles, a car port, a single detached garage with pedestrian access, gas central heating and double glazing throughout.
- Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers a perfect blend of rural and community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: D

EPC: E

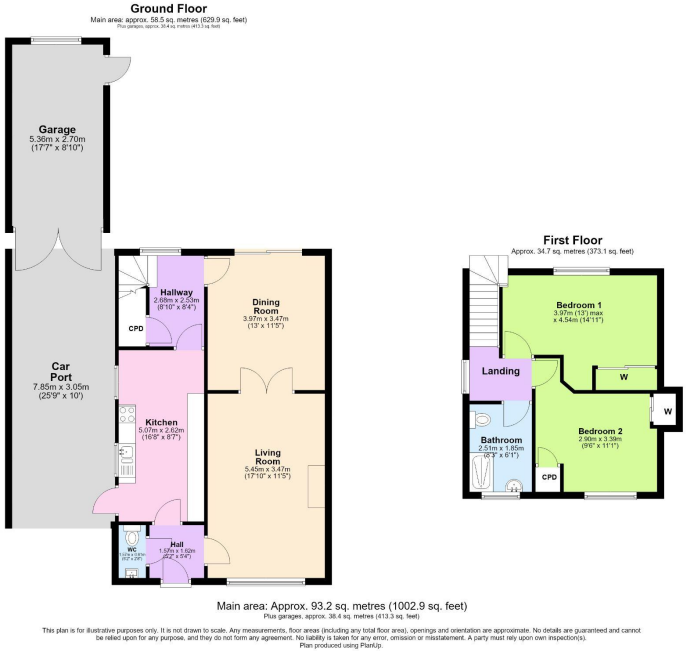
Your Property Photos



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.

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Floorplan:



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, Justin, 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 justinw@insidehomeslimited.co.uk

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