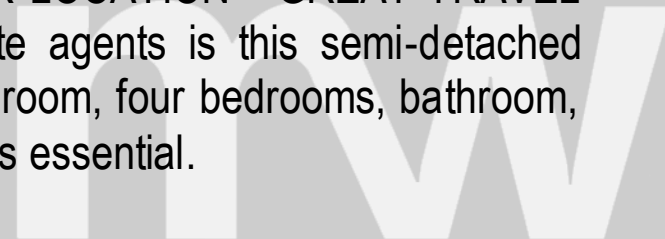


Mark
Webster
estate agents



Hanlith
Wilnecote
£244,950

*** EXTENDED FAMILY HOME - SOUGHT AFTER LOCATION - GREAT TRAVEL LINKS ***. For sale with MARK WEBSTER estate agents is this semi-detached property briefly comprising: Kitchen, lounge, dining room, four bedrooms, bathroom, integral garage, rear garden and driveway. Viewing is essential.



PORCH

Having laminated wooden effect flooring and a door to...

ENTRANCE HALL

Tiled floor, a range of fitted storage units, door to the lounge and an opening to...

KITCHEN

7' 9" x 7' 2" (2.36m x 2.18m)

Double glazed window to front aspect, tiled floor, a range of base and eye level kitchen units, roll edge work surfaces, space for an electric single oven, gas hob, integrated fridge/freezer, integrated dishwasher and an integrated washing machine.

LOUNGE

21' 5" x 12' 5" maximum (6.53m x 3.78m)

Double glazed sliding doors giving access to the rear garden, laminated wooden effect flooring, double panelled radiator, door to a useful storage cupboard, stairs leading off to the first floor landing and a door to...

DINING ROOM

15' 3" x 7' 4" (4.65m x 2.24m)

Double glazed sliding doors giving access to the rear garden, laminated wooden effect flooring, double panelled radiator and a door to the garage.

FIRST FLOOR LANDING

Access to roof space and doors to...

BEDROOM ONE

11' 6" x 12' 6" maximum (3.51m x 3.81m)

(5' 8" x 9' 7" minimum) Double glazed window to rear aspect and a single panelled radiator.

BEDROOM TWO

11' 8" x 7' 4" (3.56m x 2.24m)

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

BEDROOM THREE

12' 1" x 7' 4" maximum (3.68m x 2.24m)

(6' 2" x 4' 7" minimum) Double glazed window to front aspect and a single panelled radiator.



BEDROOM FOUR

8' 7" x 6' 1" (2.62m x 1.85m)

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

BATHROOM

5' 6" x 6' 1" (1.68m x 1.85m)

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

GARAGE

15' 7" x 7' 10" (4.75m x 2.39m)

Having an up and over door, power and light.

TO THE EXTERIOR

To the front of the property there is a full width block paved driveway. The rear garden has a good sized paved patio area with steps leading down to a lawn. There is also a base constructed for a hot tub with power.

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).

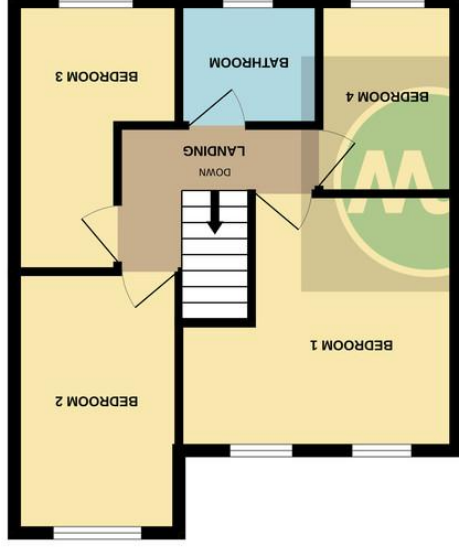
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GROUND FLOOR (521 sq.m.) approx.



1ST FLOOR (423 sq.ft. (39.3 sq.m.) approx.

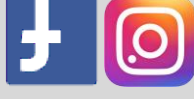


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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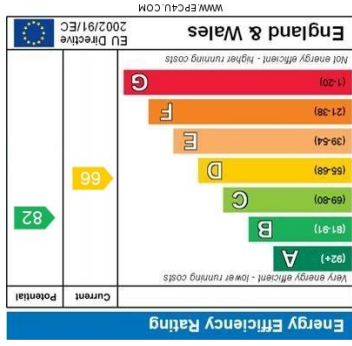
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Energy Performance Rating:



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Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services 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 given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – 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 or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made for 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.