



STEPHENSON BROWNE

**Warrilow Heath Road,
Waterhayes**
ST5 7TE



£275,000

DESCRIPTION

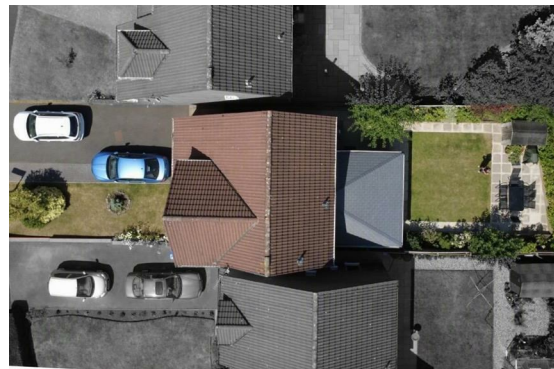
A beautifully presented three-bedroom detached family home situated in a sought-after residential cul-de-sac, offering spacious and versatile accommodation ideal for modern family living.

The property boasts a superb open-plan living and dining area with a front-facing bay window and French doors opening into a stunning sun room, which in turn benefits from French doors leading onto the landscaped rear garden.

The stylish fitted kitchen features a range of high-specification integrated appliances, including fridge, dishwasher, induction hob, pyrolytic self-cleaning oven and microwave. Further benefits include a useful understairs pantry, internal access to the integral garage with electric roller shutter door, and a storm porch with ground floor WC.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while Bedroom Three features a built-in wardrobe area with hidden access to useful eaves storage. A modern family bathroom and Storage cupboard complete the first floor.

Externally, the property enjoys a beautifully landscaped rear garden with paved patio, planted borders and



a generous lawn, together with a driveway providing parking for three vehicles and an attractive frontage enhancing the home's kerb appeal.

Ideally located for local amenities, schools and commuter links including the A34, A500 and M6, this exceptional family home offers a fantastic combination of style, space and practicality. Early viewing is highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

6'4" x 2'10"

Living Room (Open Plan)

11'2" x 13'9"

Dining Room

8'9" x 9'2"

Kitchen

9'11" x 10'0"

Pantry

2'10" x 7'7"

Garage

16'5" x 8'0"

Storm Porch

4'1" x 3'6"

W.C.

3'5" x 5'5"

Sun Room

15'5" x 12'10"

First Floor

Bedroom One

11'2" x 10'8"

Ensuite

7'3" x 4'10"

Bedroom Two

9'11" x 7'7"

Bedroom Three

8'2" x 14'4"

Wardrobe + Eaves Storage

Bathroom

6'5" x 6'11"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The



charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





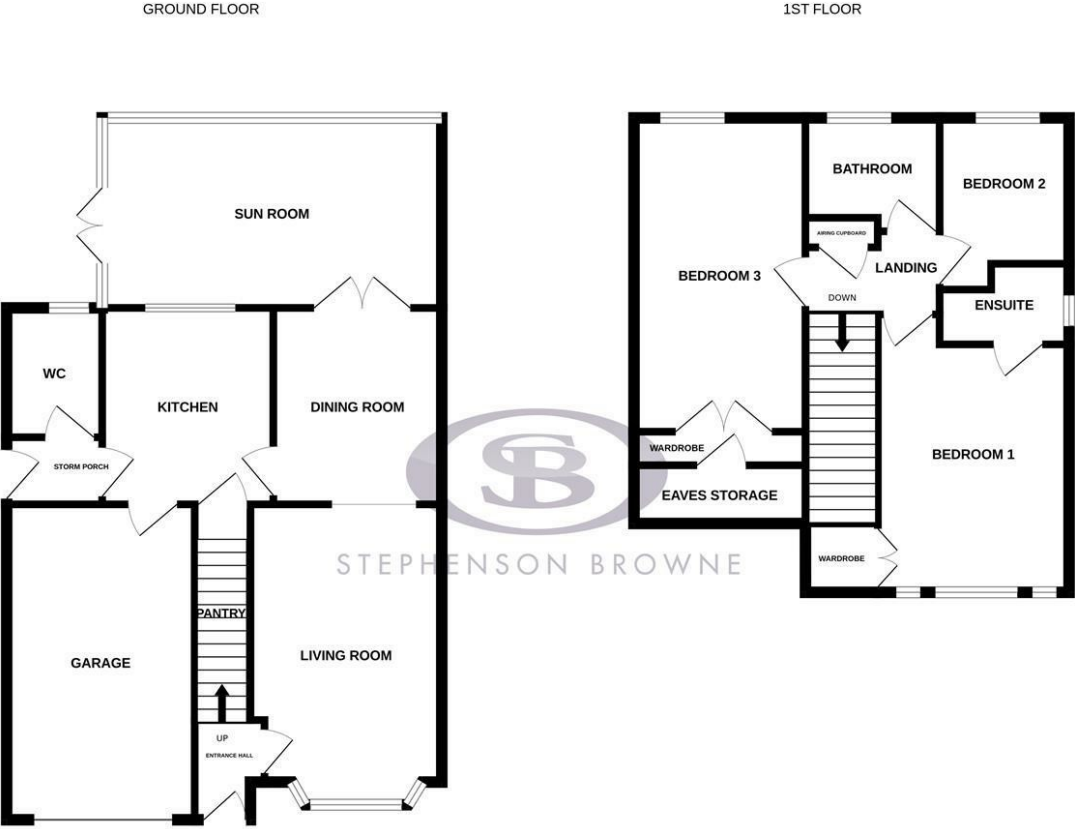


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

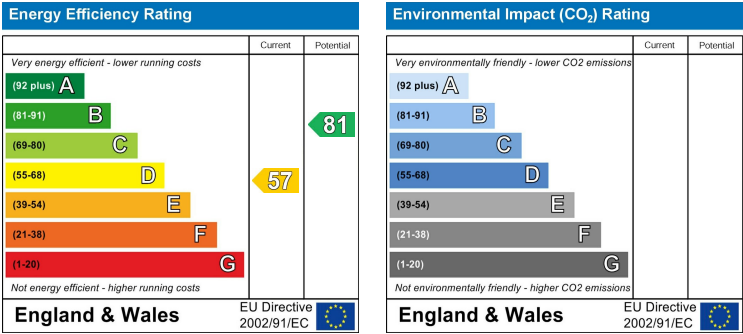


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating



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