

Mark
Webster
estate agents



Woodside
Old Arley
£279,999

*** EXCELLENT POTENTIAL - POPULAR ROAD - MODERNISATION REQUIRED THROUGHOUT ***. For sale with MARK WEBSTER estate agents is this three bedroom semi detached property on a large plot briefly comprising: Entrance hall, lounge, dining room, kitchen, ground floor shower room, three bedrooms, large rear garden and ample off road parking.

Property Description

Situated on a highly regarded road in the popular village of Arley, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to modernise and create a superb family home. Offering generous room proportions, a large rear garden and a substantial driveway to the front, the property has significant potential for improvement and extension, subject to the relevant permissions.

The accommodation has a good sized entrance hall which provides access to the ground floor rooms and staircase rising to the first floor. To the front of the property is a spacious lounge with a large window allowing plenty of natural light and ample room for comfortable seating. Double doors open to a separate dining room, providing an ideal space for family dining and entertaining. The kitchen is positioned at the rear of the property and offers a good amount of space with scope for reconfiguration or modernisation and having direct access to the rear garden. Completing the ground floor is a good sized shower room.

To the first floor the property offers three bedrooms. The principal bedroom is particularly generous in size and benefits from an adjoining additional area which could be adapted to create a dressing room, home office or potential en-suite (subject to alteration). Bedroom two is another well-proportioned double room enjoying views over fields to the front of the property, while bedroom three provides a comfortable single bedroom, nursery or study.

Externally the property benefits from a large frontage providing ample off-road parking. To the rear is a sizeable garden with paved areas and a single detached garage, ideal for storage, workshop use or future improvement. There is a gate which leads out to an unadopted rear access road as well as a further piece of land which is unclaimed.

The property is offered in need of modernisation throughout, making it an ideal project for buyers seeking to add value and personalise their home. With generous room sizes, a large plot and a sought-after village location, this is a fantastic opportunity to create a superb family property.

Woodside is a particularly popular residential road within the well-regarded village of Arley. The village offers a welcoming community feel with local amenities including a village sports centre, public house, primary school and nearby countryside walks. Arley is well positioned for access to Coventry, Nuneaton and Bedworth, while the M6 motorway provides convenient commuting links to Birmingham and the wider Midlands.

LOUNGE

11' 0" x 12' 0" (3.35m x 3.66m)



DINING ROOM

12' 7" x 11' 10" (3.84m x 3.61m)

KITCHEN

7' 9" x 19' 7" (2.36m x 5.97m)

SHOWER ROOM

8' 3" x 6' 4" (2.51m x 1.93m)

BEDROOM ONE

12' 9" x 10' 7" (3.89m x 3.23m)

FURTHER BEDROOM AREA

7' 8" x 19' 0" (2.34m x 5.79m)

BEDROOM TWO

11' 1" x 11' 4" (3.38m x 3.45m)

BEDROOM THREE

8' 6" x 7' 8" (2.59m x 2.34m)

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected. With the exception of mains gas. We have been informed that there is gas to the outside of the property however it is not connected inside.

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).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR (52.0 sq.m.) approx.

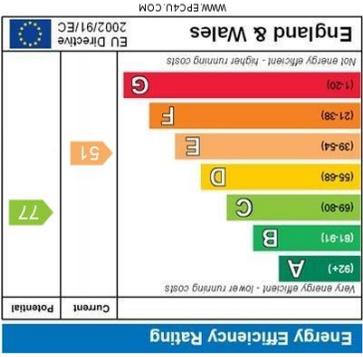
1ST FLOOR (48.2 sq.m.) approx.

TOTAL FLOOR AREA: 1079 sq.ft. (100.3 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately 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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Energy Performance Rating:



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