



4 Hall Close

Stoneleigh, CV8 3DG

£299,950

- Three Bedroom Semi Detached House
- Enclosed Porch/Hall
- Living Room & Dining Room
- Kitchen With Pantry





THE PROPERTY

A three bedroom semi detached house positioned on a wide fronted plot offered for sale with no onward chain in this well regarded village. In need of general modernisation the property has a pleasant open aspect to the front across playing fields and Stoneleigh Village Hall. The accommodation comprises: enclosed porch and hall, living room, separate dining room, galley kitchen with walk in pantry, first floor landing two good size double bedrooms and a further single, three piece bathroom with shower over bath, outside a wide front garden, private rear garden to a point and a modern detached garage with ample driveway parking. The property has electric storage heating and double glazing.

APPROACH

Over a block paved driveway to an enclosed porch with dark wood effect double glazed front door into the

RECEPTION HALL

With stairs rising to the first floor, ceiling light, door to the

LOUNGE

17' 0" x 9' 3" (5.19m x 2.84m) With double glazed window to both front and rear, electric night storage heater, ceiling light.

DINING ROOM

9' 9" x 10' 5" (2.98m x 3.18m) With double glazed window to front, electric night storage heater, ceiling light, coving, panelled and glazed door to side lobby and side entrance door and door to the

KITCHEN

6' 10" x 8' 11" (2.10m x 2.72m) Fitted with a range of matching oak edged base and wall units with marble effect rounded edge work surfaces and ceramic tiling to splash back, freestanding Beko double oven included in sale, white composite single drainer sink with central mixer tap, space for fridge freezer, space for washing machine, double glazed window rear, ceiling light, coving, vinyl flooring, door to the

INNER LOBBY

With coat hooks, useful under stairs storage area and large walk in pantry with fitted shelving.

FIRST FLOOR LANDING

With feature central double glazed window to rear, ceiling light, door to airing cupboard with lagged copper cylinder, immersion heater and slatted shelf, door to

DOUBLE BEDROOM ONE

7' 8" x 12' 11" (2.36m x 3.96m) With double glazed window to front, ceiling light, electric night storage heater.

DOUBLE BEDROOM TWO

11' 2" x 9' 4" (3.42m x 2.86m) With double glazed window to front, ceiling light, electric night storage heater.

BEDROOM THREE

6' 10" x 10' 0" (2.10m x 3.07m) With double glazed window to rear, coving, ceiling light, access to well insulated loft space.

BATHROOM

With three piece white suite with low level w.c, pedestal wash hand basin, original cast iron bath with electric shower over bath with fitted shower screen, ceramic tiling to walls, electric towel rail, opaque double glazed window to rear.

REAR GARDEN

Fully enclosed by perimeter fencing, incorporating the garage, mainly laid to lawn with full width patio with a good range of mature shrubs and plants, with outside tap.

SIDE

To the side of the property there is a useful brick and glazed store incorporated into the main footprint of the property with power and light connected also housing the electric fuses, isolation unit and electric meters, as well as a further store formerly the coal store.

GARAGE

Brick built garage larger than a single built circa 1980s with metal up and over door to front with shelving and wall unit, with a pitched tiled and timber trussed roof.

FRONT

To the front of the property is a wide fore garden with mature shrubs and privet hedging and inset lawn with ample block paved off road parking with space in addition for a caravan/motor home.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

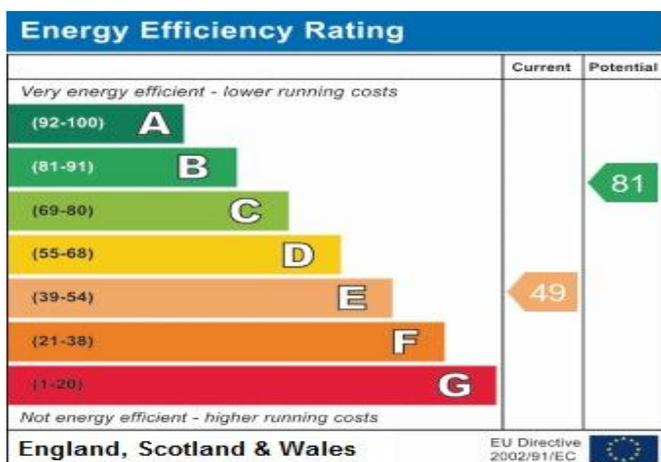








Total area: approx. 81.1 sq. metres



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements