



Walnut Croft
Baddesley Ensor
£225,000

*** MUCH IMPROVED EXTENDED HOME - GREAT SPOT IN THIS DESIRABLE VILLAGE - THREE GOOD SIZED BEDROOMS - MODERN LOUNGE/DINER - CONSERVATORY - KITCHEN WITH UTILITY AREA - REFITTED FAMILY BATHROOM - NEWLY FITTED CENTRAL HEATING BOILER - GOOD SIZED DRIVEWAY - VIEWING IS ESSENTIAL ***

Reception Porch

Having a double glazed sliding entrance door, internal double glazed door giving access to the dining area.

Dining Area 10'7" x 9'3" minimum

Having a delightful Herringbone style floor, double panelled radiator, double glazed bow window to front aspect, stairs leading off to the first floor landing, door to an under stairs storage cupboard and an opening to the lounge.

Lounge 16'10" x 12'6"

Double panelled radiator, Herringbone style flooring, door to the utility room and double glazed French doors to the conservatory.

Conservatory 11'7" x 9'1"

Tiled floor, double panelled radiator, opaque double glazed windows to side aspect, double glazed windows and French doors leading out to the rear garden.

Utility Room 12'3" x 6'4"

Herringbone style flooring, double glazed French doors leading out to the rear garden, space and plumbing for a washing machine, further appliance spaces and arched opening to the kitchen.

Kitchen 17'10" x 7'2"

Tiled floor, double glazed bow window to front aspect, extensive range of fitted base and eye level units, built in fridge freezer, space and point for a Range style gas cooker with extractor hood above, roll edge work surfaces with matching splash backs, space and plumbing for a dishwasher, single panelled radiator and breakfast bar area.

First Floor Landing

Access to the roof storage space, door to a useful storage cupboard housing the newly fitted Baxi combination boiler and further doors leading off to...



Bedroom One 12'6" x 12'3"

Double glazed window to rear aspect, double panelled radiator and fitted wardrobe.

Bedroom Two 12'5" x 7'3"

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

Bedroom Three 10'8" x 9'4"

Double glazed window to front aspect, single panelled radiator, fitted double wardrobe and useful over stairs recess.

Re-Fitted Bathroom 8'5" x 7'2" maximum 3'9" minimum

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, pedestal wash and basin, panelled bath with a chrome mixer shower having a rainfall style shower head, tiled walls and recessed ceiling down lights.

To The Exterior

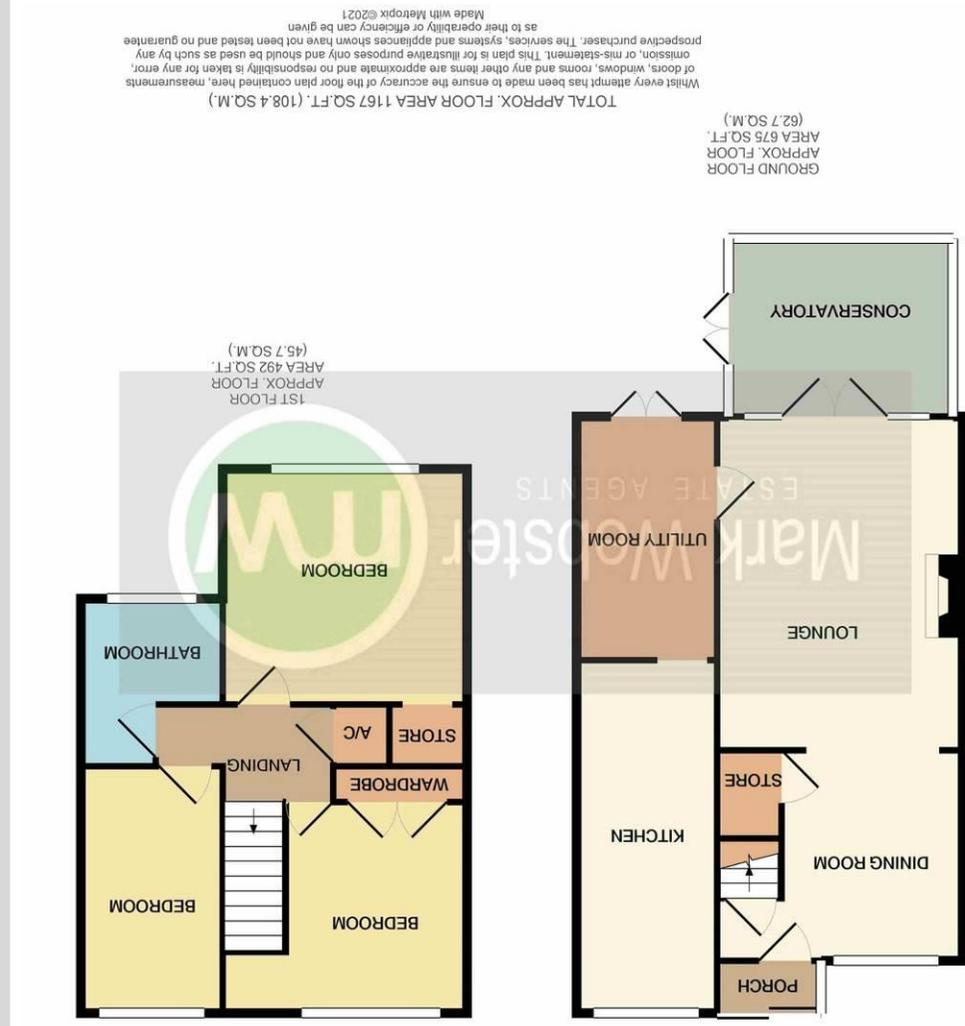
To the front of the property there is a good sized double width driveway providing ample off road parking. There is a small rear garden mainly paved for low maintenance with newly fitted fenced boundaries.

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.





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Mon – Fri: 9:00am – 5:30pm
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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