



Bird Walk, Harbury

35% SHARED OWNERSHIP

A well maintained modern David Wilson built mid town house providing spacious gas centrally heated three bedroomed accommodation in, what has proved to be, a highly successful development on the periphery of this popular village.

£105,000



Bird Walk, Harbury

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Bird Walk

Forms part of the highly successful development completed in 2017/18 by David Wilson Homes on the periphery of Harbury village, within easy reach of all local facilities and amenities including schools, shops and a variety of recreational facilities. The village has consistently proved popular due to its convenience to a number of work centres including Leamington, Warwick, Coventry, Banbury and Southam and is located within easy reach of the motorway network.

The Property

Is a well maintained modern mid town house providing gas centrally heated three bedrooomed accommodation which includes a well fitted dining kitchen and twin off road car parking. The property is currently part of a shared equity scheme with

Orbit Housing Association, being offered currently with a 35% share, however we understand additional amounts, up to 100% are available by negotiation - further details upon request. The agents consider this property to be an ideal opportunity for the first time buyer and inspection is recommended.
In further detail the accommodation comprises:-

Entrance Hall

With radiator, staircase off.

Lounge

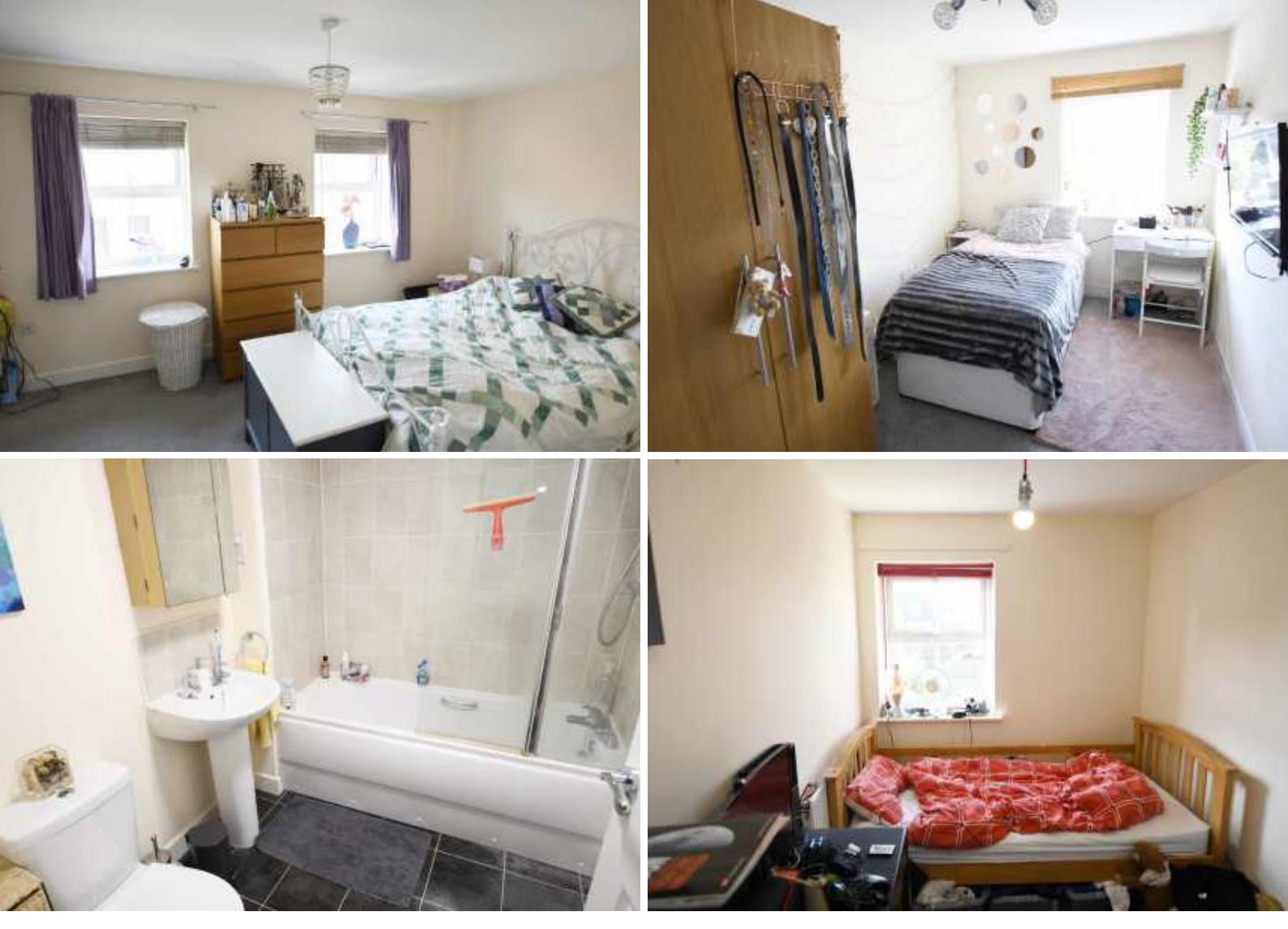
11'5" x 14'4" (3.48m x 4.37m) With radiator, TV point, laminate floor.

Fitted Dining Kitchen

9'9" x 15'9" (2.97m x 4.80m) With extensive range of white faced base cupboard and drawer units with complementary rolled edged work surfaces and returns, matching range of high level cupboards and built in sink unit, fridge/freezer and stainless steel oven and four ring hob unit with stainless steel splash back and extractor hood over, plumbing for automatic washing machine and dishwasher, double radiator, wall mounted Ideal gas fired central heating boiler and programmer.

Rear Hall

With glazed panelled rear door and radiator.



Cloakroom/WC

With pedestal basin, low flush WC, radiator.

Stairs and Spacious Landing

With access to roof space and balustrade.

Bedroom One

15'9" x 11'9" (4.80m x 3.58m) With built in cupboard, radiator.

Bedroom Two

7'6" x 13'8" (2.29m x 4.17m) With radiator.

Bedroom Three

7'12" x 9'9" (2.44m x 2.97m) With radiator.

Bathroom/WC

6'2" x 7'5" (1.88m x 2.26m) With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splash backs and shower area with integrated shower unit and screen, extractor fan, radiator.

Outside

The property occupies a pleasant cul-de-sac position with twin off road car parking facility. The rear garden is principally laid to lawn with patio and shed, bounded by close boarded fencing.

Tenure

The property is currently held on a leasehold arrangement with Orbit Housing Association, the current owners holding a 35%

share. It is understood that any amount up to 100% is available for purchase - further details upon request.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

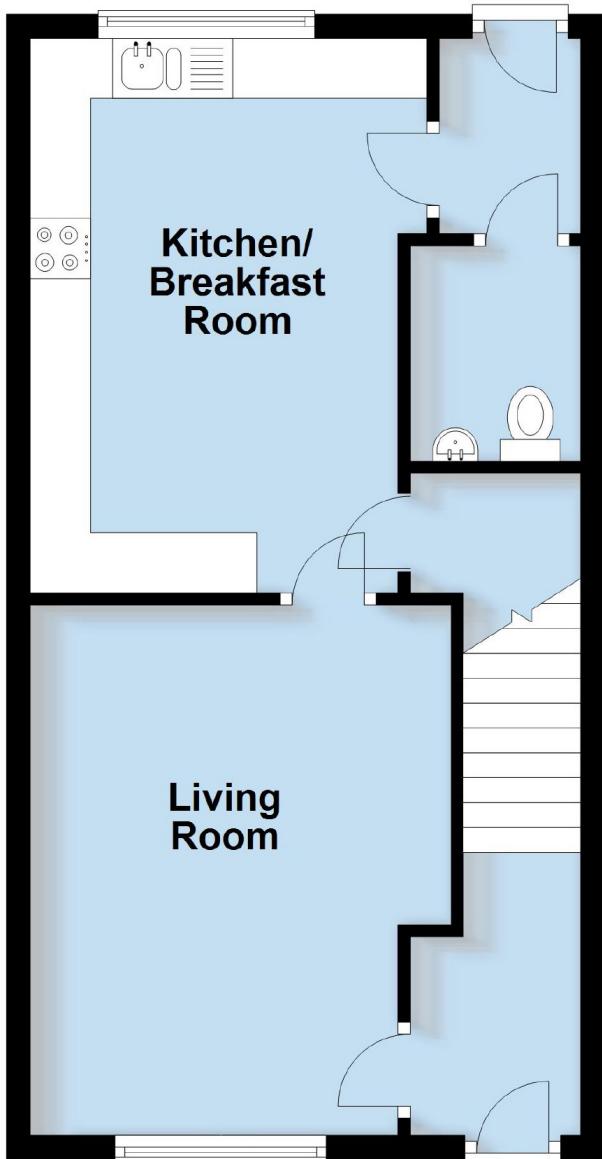
The property can be approached by proceeding east from our office via Warwick Street, proceeding for its entirety following onto Willes Road, proceeding for its entirety and following onto Radford Road. Proceed through Radford Semele for some distance and on reaching the Fosse Way roundabout, take the third exit proceeding south for some distance, under the railway bridge, taking the second left turn, as sign posted to Harbury village on Chesterton Road. Follow onto Temple End and turn right into Bush Heath Lane, turn right into Brooke Drive and proceed for a distance. Bird Walk is a turning on the left hand side and the property is situated on the left hand side, identified by an agents for sale board.

Bird Walk

Off Bush Heath Lane
Harbury
CV33 9PW

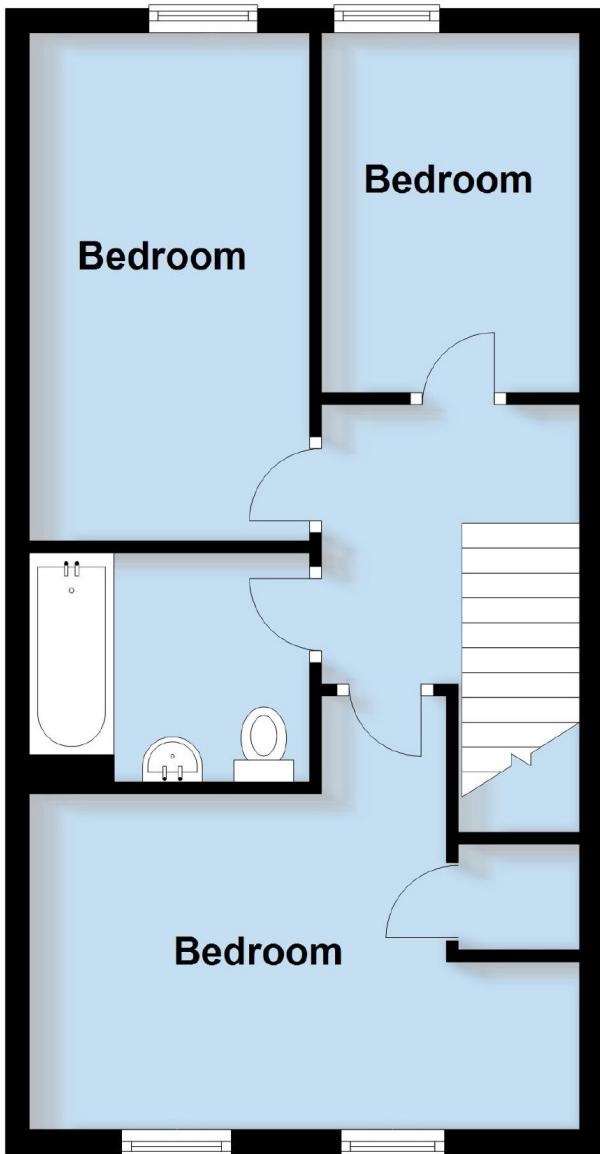
Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



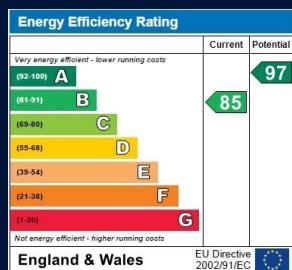
First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 83.7 sq. metres (901.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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