



Fir Tree Close
Coton Green

Offers Over £250,000

*** EXCELLENT END POSITION - EXTENDED TO THE REAR - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this three bedroom link detached family home briefly comprising: Lounge, dining room with sitting area, extended kitchen, three bedrooms, bathroom, driveway, garage and gardens. Early viewing is highly recommended.

RECEPTION PORCH

7' 2" x 4' 2" (2.18m x 1.27m)

Having an opaque double glazed entrance door, tiled floor, useful internal door to the garage, wooden door leading out to the rear garden and a side entrance door to the reception hall.

RECEPTION HALL

Stairs leading off to the first floor landing, laminated wooden effect flooring, double panelled radiator and doors leading off to...



LOUNGE

10' 10" x 15' 1" (3.3m x 4.6m)

Double glazed window to front aspect, single panelled radiator, door to a useful under stairs storage cupboard and a further door to...



DINING ROOM

8' 6" x 8' 5" (2.59m x 2.57m)

Double panelled radiator, laminated wooden effect flooring, door to the kitchen and arched opening to...

SITTING AREA

9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window to rear aspect and laminated wooden effect flooring.



EXTENDED KITCHEN

14' 8" x 10' 0" maximum (4.47m x 3.05m)

(8'5" minimum width) Double glazed window to rear aspect, tiled floor, opaque double glazed side door leading out to the rear garden, double panelled radiator, range of fitted base and eye level units, roll edge work surfaces, inset electric oven and hob with an extractor hood above, space and plumbing for a washing machine and dishwasher, further appliance space, stainless steel sink and tiled splash back areas.

FIRST FLOOR LANDING

Access to the roof storage space and doors leading off to...

BEDROOM ONE

12' 5" x 9' 10" (3.78m x 3m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobes with matching drawers.

BEDROOM TWO

8' 3" x 11' 6" maximum (2.51m x 3.51m)

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

BEDROOM THREE

8' 8" x 9' 4" plus recess (2.64m x 2.84m)

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



BATHROOM

7' 0" x 12' 7" maximum (2.13m x 3.84m)

(3'9" minimum width) Opaque double glazed window to rear aspect, laminated wooden effect flooring, door to the airing cupboard housing the Worcester combination central heating boiler, double panelled radiator, low level WC, pedestal wash hand basin, panelled bath, tiled shower cubicle having a Triton electric shower.

TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking with access to the single garage. The rear garden is fully enclosed and would benefit from some improvement.



GARAGE

16' 7" x 7' 7" (5.05m x 2.31m)

Having an up and over door, power and light.



FIXTURES & FITTINGS: Some items may be 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.

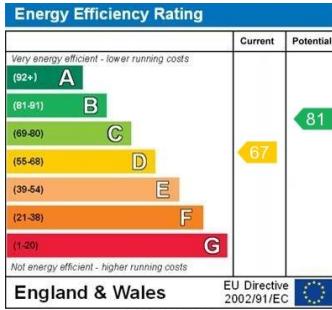
COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

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.



Property Mis-description Act 1991 - The Agent has not tested any apparatus, fixtures or services and so does not verify they are in working order, but for their purpose of within ownership of the seller, therefore the buyer must assume the information given is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements before committing themselves to any expense. Nothing changes in the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may be in course of time, and any interested party is advised to make final specification of the property prior to exchange of contracts.

Energy Efficiency Rating



Energy Performance Rating:

With every example that has been made to measure the coverage of the program, the following measurements have been made to measure the coverage of the program:

Mark Webster Estate Agents

ESTATE AGENTS

TOTAL FLOOR AREA - 1100 sq ft (102.7 sq.m) APPROX.

While every attempt has been made to ensure the accuracy of the information contained in this floor plan, measurements and floor areas are approximate and no guarantee is given to their accuracy. The plan is for illustrative purposes only and should be used as such. Any omission or inaccuracy, therefore, shall not give rise to any claim in respect thereof. The plan is not to scale and should not be used for any other purpose. Measurements of rooms, distances and floor areas are approximate and no guarantee is given to their accuracy. The plan is for illustrative purposes only and should be used as such. Any omission or inaccuracy, therefore, shall not give rise to any claim in respect thereof. The plan is not to scale and should not be used for any other purpose.

151 FLOUR 436 sq. ft. (40.5 sq.m.) approx.

69 sq.ft. (62.1 sq.m.) approx.

Hooplans