



Oldbury Road
Hartshill

Offers Over **£495,000**

*** HUGE POTENTIAL FOR A SELF-CONTAINED ANNEXE - LARGE EXTENDED HOME - DOUBLE GARAGE ***. Mark Webster estate agents are delighted to be able to offer for sale this beautifully presented family home offering an excellent range of spacious and flexible accommodation located opposite Hartshill Hayes benefiting from some stunning woodland walks. Internal viewing is considered essential.

Mark Webster estate agents are delighted to offer this rare opportunity to acquire this extended and well presented four bedroom detached residence. The property is situated on the outskirts of Nuneaton occupying an elevated position with substantial frontage and boasting views over Hartshill Hayes Country Park complimented with countryside views to the rear aspect.

This property offers excellent potential to provide a self contained annexe if required by converting the current double garage and utilising the utility area, guest WC and rear office. The space available would easily provide enough room for a self contained one bedroom annexe subject to relevant planning consent.

ENTRANCE HALL

Having an opaque double glazed entrance door with adjoining side screen, stairs leading off to the first floor landing, single panelled radiator and doors leading off to...

LOUNGE 11' 8" x 15' 4" maximum into the bay (3.56m x 4.67m)

Double glazed bay window to front aspect and a double panelled radiator.

KITCHEN 23' 6" x 9' 0" (7.16m x 2.74m)

Having a door to a useful under stairs storage cupboard, tiled effect flooring, double glazed window and door to the rear aspect, wide range of 'Shaker' style base units, matching tall larder style unit, roll edge work surfaces, stainless steel sink, space and plumbing for a slimline dishwasher, fridge freezer space, inset low level electric oven, hob with a stainless steel extractor hood above, tiled splash back areas, single panelled radiator and access to the remainder of the ground floor accommodation.

INNER LOBBY AREA

Having a useful internal door to the garage, door to the utility room and a further door to the guest WC.

GUEST WC 5' 0" x 3' 4" (1.52m x 1.02m)

Low level WC, wash basin, useful vanity storage cupboards, tiled effect flooring, tiled splash back areas and a single panelled radiator.

UTILITY ROOM 9' 2" x 6' 8" maximum (2.79m x 2.03m)

Double glazed window to side aspect, tiled floor, fitted base and eye level units, roll edge work surface, stainless steel sink, space and plumbing for a washing machine, further appliance space, wall mounted central heating boiler and a door to the airing cupboard.

DINING ROOM 12' 9" x 11' 8" (3.89m x 3.56m)

Double panelled radiator and a square opening to the garden sitting room.

GARDEN SITTING ROOM 11' 10" x 9' 8" (3.61m x 2.95m)

Having double glazed French doors leading out to the rear garden, double panelled radiator and a glazed door to the kitchen.

OFFICE/PLAYROOM 13' 5" x 9' 10" (4.09m x 3m)

A flexible space that has two double glazed windows to rear aspect and a double panelled radiator.



MASTER BEDROOM 13' 5" x 11' 9" (4.09m x 3.58m)

Two double glazed windows to rear aspect, single panelled radiator, doors to the dressing room and en-suite.

ENSUITE 7' 9" x 5' 9" (2.36m x 1.75m)

Double glazed window to front aspect, single panelled radiator, tiled effect floor, low level WC, wash basin, low level vanity storage units, tiled shower enclosure having a Mira electric shower, roll edge vanity work top area.

DRESSING ROOM 8' 2" x 7' 1" (2.49m x 2.16m)

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

BEDROOM TWO 10' 1" x 15' 0" maximum into the bay (3.07m x 4.57m)

Double glazed bay window to front aspect, double glazed picture window to side aspect and a double panelled radiator.

BEDROOM THREE 13' 0" x 11' 10" (3.96m x 3.61m)

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

BEDROOM FOUR 7' 7" x 10' 2" maximum (2.31m x 3.1m)

Double glazed window to front aspect, single panelled radiator and a fitted over stairs storage cupboard.

FAMILY BATHROOM 8' 9" x 8' 6" (2.67m x 2.59m)

Opaque double glazed window to rear aspect, double panelled radiator, tiled effect flooring, low level WC, wash basin, useful base and eye level vanity storage units, good sized corner shower cubicle having a chrome mixer style shower, bath and tiled walls.

TO THE EXTERIOR

The property stands proud from the road with an impressive approach via a long steep driveway leading up to the property and providing access to the double garage and ample level area for off road parking for multiple cars. There is also a generous sized lawned area with well established borders. The rear garden is landscaped with full width paved patio seating area and space for a summerhouse and shed. Steps lead down onto a level lawn with well established borders and two further patio areas, one stoned and one paved. The garden has a good degree of privacy and is enclosed by a timber fence boundary with gated pedestrian access to both sides.

GARAGE 18' 8" x 16' 3" (5.69m x 4.95m)

Having an electric roller entrance door, power and light.

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.

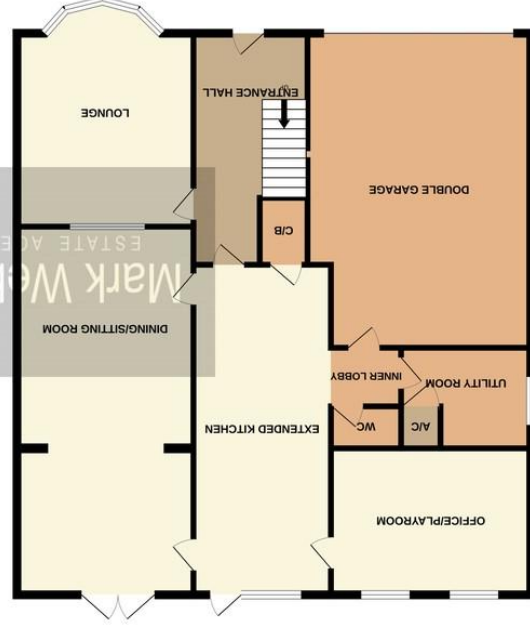
COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).



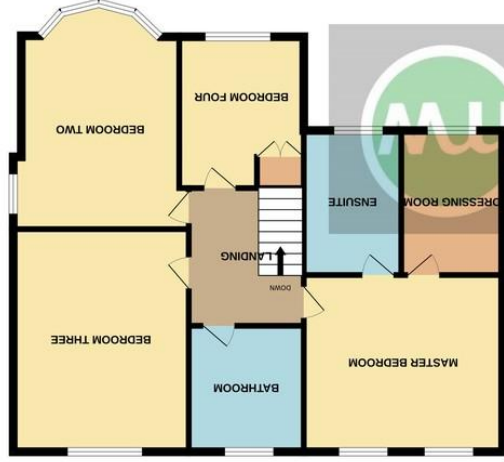
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Sat: 9:00am - 4:00pm



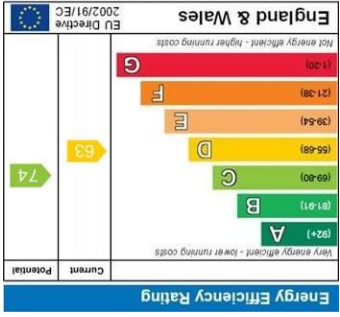
GROUND FLOOR (122.1 sq.m.) approx.



1ST FLOOR (78.2 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 approximate 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 operation or efficiency can be given.
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TOTAL FLOOR AREA: 2156 sq.ft. (200.3 sq.m.) approx.



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Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information 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 themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

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