



Walnut Croft  
Baddesley Ensor  
£215,000

\*\*\* GREAT SPOT IN THIS POPULAR VILLAGE LOCATION \*\*\*. We are delighted to be favoured with instructions to market this three bedroom semi detached property that benefits from having NO UPWARD CHAIN briefly comprising: Modern kitchen, rear lounge/diner, three bedrooms, bathroom with separate shower, driveway, garage and gardens.

## SIDE COVERED ENTRY

Having an opaque glazed wooden entrance door, glazed door leading out to the rear garden, useful appliance spaces, opaque double glazed side door leading to...

## RECEPTION HALL

Stairs leading off to the first floor landing, laminated wooden effect flooring, door to the lounge and a further door to the kitchen.

## KITCHEN

**9' 7" x 9' 1" maximum (2.92m x 2.77m)**

Double glazed window to front aspect, tiled floor, double panelled radiator, range of high gloss style base and eye level units, square edge work surfaces, inset stainless steel electric oven, electric hob with a stainless steel extractor hood above, built in low level fridge, integrated dishwasher, stainless steel sink and tiled splash back areas.

## LOUNGE/DINER

**17' 6" x 11' 10" (5.33m x 3.61m)**

Double glazed French doors leading out to the rear garden, double panelled radiator, laminated wooden effect flooring, chimney recess housing a cast iron log burning stove with a tiled hearth.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

**12' 0" x 10' 8" (3.66m x 3.25m)**

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

## BEDROOM TWO

**10' 4" x 9' 3" (3.15m x 2.82m)**

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





### BEDROOM THREE

9' 1" x 6' 4" (2.77m x 1.93m)

Double glazed window to rear aspect, single panelled radiator and a door to a useful storage cupboard.

### FAMILY BATHROOM

6' 8" x 5' 5" minimum (2.03m x 1.65m)

(12'2" maximum length into the shower cubicle) Opaque double glazed window to front aspect, tiled floor, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, freestanding bath with a wall mounted chrome mixer tap, tiling to half height, good sized tiled shower cubicle having a chrome mixer style shower.

### TO THE EXTERIOR

There is a driveway to the front of the property that also provides access to the single integral garage. The rear garden has a paved patio, lawn, further rear patio, timber storage shed and fenced boundaries.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**COUNCIL TAX BAND:** B.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

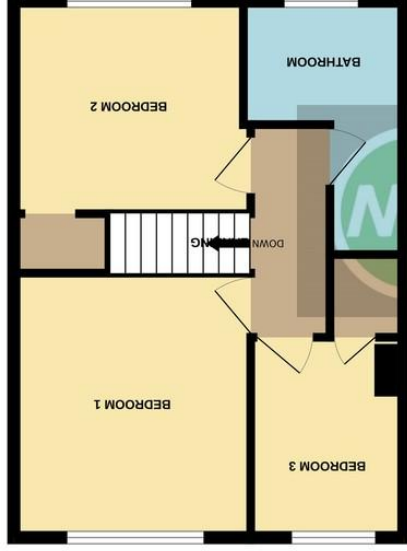
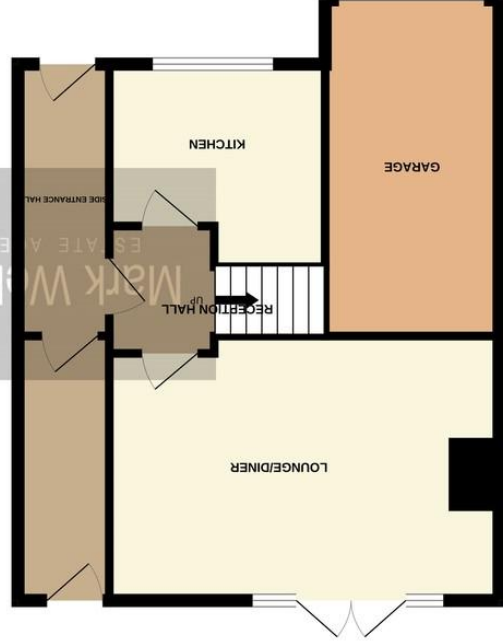
**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA: 952 sq. ft. (88.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 operating efficiency can be given.  
Made with Meropix ©2023

**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

**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.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other information from the Agent, then a request should be made and upon any information from the Agent, the agent will not be responsible for any specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

