



Bradnocks Marsh Lane, Hampton-in-Arden

Offers Over £450,000



PROPERTY OVERVIEW

This three bedroom semi-detached property is conveniently located in a rural setting on the outskirts of Balsall Common and benefits from far reaching views over open countryside to the front & rear. Having been extended and modernised by the present owner the property now offers very practical living accommodation with the benefit of off road parking and a wide rear garden. Requiring internal inspection to appreciate the quality and character of the living space the property provides potential purchasers with:- entrance hallway, lounge with wood burning stove, full width breakfast kitchen with Neff oven & hob, utility room, three double bedrooms (fitted wardrobes in bedroom 1) and a modern family shower room.

Outside there is a walled rear garden backing onto open fields, an insulated studio / office outbuilding (from Malvern Collection), storage shed, cold frame greenhouse and several raised flower / vegetable beds.

Viewing is by appointment only with Xact on 01676 534 411.





PROPERTY LOCATION

Hollybush is situated on the outskirts of Balsall Common heading towards Hampton in Arden, just off the Kenilworth Road. To find the property head along the A452 until you reach the traffic island by the Aston Martin Garage, at the island turn off the main road signposted 'Bradnocks Marsh / Barston'. Proceed under the railway bridge and the property is approximately 100 yards on the left hand side.

Council Tax band: D

Tenure: Freehold

- Extended Three Bedroom Semi-Detached
- Views Over Open Countryside
- Very Well Presented Throughout
- Full Width Breakfast Kitchen
- Three Double Bedrooms
- Off Road Parking
- Insulated Studio / Office Outbuilding





ENTRANCE HALLWAY

LOUNGE

12' 10" x 12' 0" (3.90m x 3.65m)

BREAKFAST KITCHEN

13' 1" x 10' 0" (4.00m x 3.05m)

DINING AREA

10' 0" x 10' 0" (3.05m x 3.05m)

UTILITY ROOM

11' 6" x 4' 11" (3.50m x 1.50m)

FIRST FLOOR

BEDROOM ONE

13' 3" x 10' 1" (4.05m x 3.08m)

BEDROOM TWO

11' 6" x 10' 0" (3.50m x 3.05m)

BEDROOM THREE

13' 9" x 7' 10" (4.20m x 2.40m)

SHOWER ROOM

7' 10" x 6' 7" (2.38m x 2.00m)

TOTAL SQUARE FOOTAGE

Total floor area: 90.9 sq.m. = 979 sq.ft. approx.

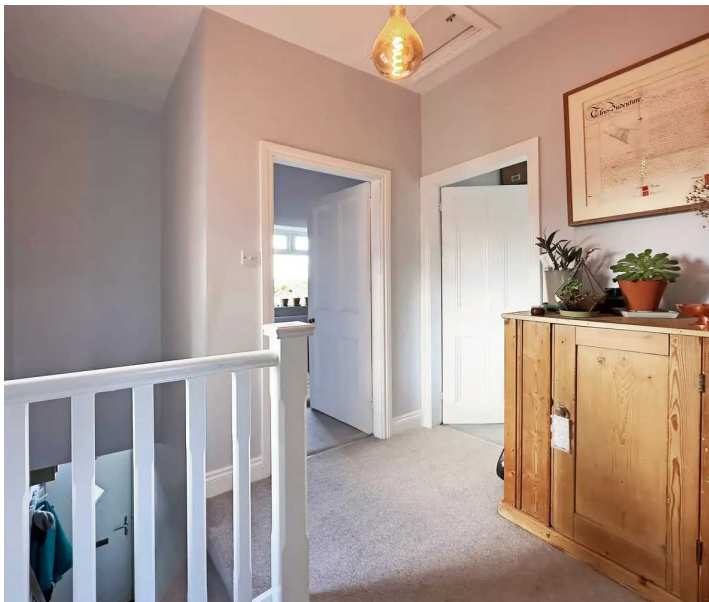
OUTSIDE THE PROPERTY

REAR GARDEN

INSULATED STUDIO / OFFICE OUTBUILDING

STORAGE SHED

COLD FRAME GREENHOUSE



**ITEMS INCLUDED IN SALE**

Neff integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, fitted wardrobes in one bedroom, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - oil, electricity and septic tank. Broadband - TalkTalk.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
45.8 sq.m. (493 sq.ft.) approx.



1ST FLOOR
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 90.9 sq.m. (979 sq.ft.) approx.

Whilst 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 operability or efficiency can be given.

Made with Metropix ©2024

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

