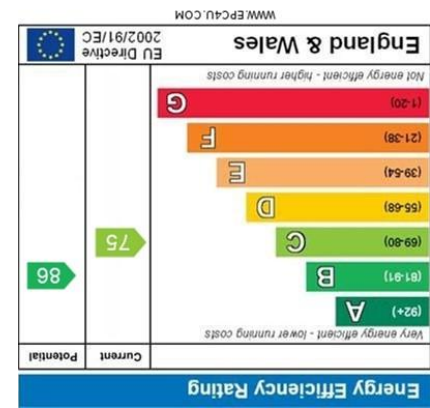


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 1543.7 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- VILLAGE LOCATION
- SHOW HOME STANDARD
- OPEN ASPECT TO REAR
- FIVE BEDROOMS
- ENSUITE TO MASTER
- LUXURY BATHROOM

St. Nicholas Close, Austrey, Atherstone, CV9 3EQ | Asking Price Of £385,000



Property Description

St Nicholas Close is a beautifully presented and pleasantly extended five bedroom semi detached family home set in the prime location of Austrey. Delightful village location with open aspect views to the rear.

Approach the property via the driveway with door into:-

ENCLOSED PORCH Having further door into:-

HALLWAY With stairs leading to the first floor.

LOUNGE 15' 1" x 14' 1" (4.57m x 4.29m) Having solid wood flooring, double glazed windows to front and solid oak window sill.

BREAKFAST KITCHEN 8' 5" x 16' 9" (2.57m x 5.11m) Open plan to dining and having gas hob, feature radiator, solid oak worktops, sinks with mixer tap, solid wood flooring, integrated fridge freezer, dishwasher, pull out larder and double oven.

DINING ROOM 9' 3" x 10' 3" (2.82m x 3.12m) Having double glazed windows to side and double glazed windows to rear, bi-folding door, solid wood flooring and radiator.

UTILITY 5' 3" x 22' 9" (1.6m x 6.93m) Having plumbing for washing machine, wall and base units, central heating radiator, space for tumble dryer, space for fridge freezer, ceramic tiled flooring, door leading to garden and also leading to garage and shower room.

SHOWER ROOM Having low level WC, stainless steel towel rail, fully tiled and having walk in shower wash hand basin and mixer shower.

GARAGE 6' 11" x 14' 1" (2.11m x 4.29m) With hot and cold tap to front, opening doors, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING

BEDROOM FIVE Currently being used as a dressing room. Having fitted wardrobes, double glazed window to front, central heating radiator and spotlighting.

BEDROOM ONE 9' 3" x 16' 1" (2.82m x 4.9m) With two double glazed windows to rear, central heating radiator, feature radiator, beams to the ceiling and door to:-

ENSUITE With low level WC, wash hand basin, fully tiled flooring and walls, mixer shower and spotlighting.

BATHROOM Having tiled walls, panel bath, separate shower, low level WC, stainless steel towel rail, wash hand basin with vanity and storage cupboard.

BEDROOM TWO 11' 10" x 10' 5" (3.61m x 3.18m) With double glazed window to rear, central heating radiator and fitted wardrobes.

BEDROOM THREE 9' 10" x 12' 7" (3m x 3.84m) With double glazed window to front and central heating radiator.

BEDROOM FOUR 8' 6" x 7' (2.59m x 2.13m) Having double glazed window to front and central heating radiator.

OUTSIDE To the rear is paved patio area, lawn area and open views to the rear. Having outside lighting to front and rear.

Council Tax Band C North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 105Mbps.

Highest available upload speed 20Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444