

Mark  
Webster  
estate agents



Hall Lane  
WITHERLEY

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FOR SALE

Hall Lane  
Witherley  
£235,000

\*\*\* DESIRABLE VILLAGE LOCATION - COSMETIC IMPROVEMENT REQUIRED - NO UPWARD CHAIN \*\*\*. We are delighted to be able to offer for sale this very well situated 3 bedroom family home located in this beautiful village briefly comprising: Reception hall, guest WC, dining room, kitchen, rear lounge, rear hallway, three bedrooms, bathroom and an enclosed rear garden.

## RECEPTION HALL

Having an opaque double glazed side entrance door, stairs leading off to the first floor landing, laminated wooden effect flooring, single panelled radiator, door to the dining room and a further door to the guest WC.

## GUEST WC

5' 3" x 2' 5" (1.6m x 0.74m)

Opaque double glazed window to front aspect, single panelled radiator and a wall mounted Glow Worm central heating boiler.

## DINING ROOM

12' 0" x 11' 5" maximum (3.66m x 3.48m)

Double glazed window to front aspect, double panelled radiator, access to the kitchen and lounge, door to the rear hallway.

## KITCHEN

11' 4" x 6' 9" (3.45m x 2.06m)

Double glazed window to front aspect, fitted base and eye level units, tiled work surfaces, inset low level stainless steel double oven, stainless steel gas hob with an extractor hood above, breakfast bar area, appliance spaces and a stainless steel sink.

## REAR LOUNGE

14' 4" x 13' 4" maximum into the bay (4.37m x 4.06m)

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

## REAR HALLWAY

10' 4" x 4' 6" (3.15m x 1.37m)

Having a useful storage cupboard with sliding doors, roll edge work top, appliance spaces and an opaque double glazed door to the rear porch.

## REAR PORCH

8' 3" x 2' 8" (2.51m x 0.81m)

Having double glazed windows with a centre door leading out to the rear garden.

## FIRST FLOOR LANDING

Access to the roof storage space, double opening doors to a useful storage cupboard and further doors leading off to...



### **BEDROOM ONE**

**12' 3" x 10' 5" (3.73m x 3.18m)**

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

### **BEDROOM TWO**

**11' 7" x 9' 8" (3.53m x 2.95m)**

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

### **BEDROOM THREE**

**6' 7" x 8' 8" (2.01m x 2.64m)**

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

### **BATHROOM**

**8' 7" x 5' 8" (2.62m x 1.73m)**

Opaque double glazed window to front aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath with an electric shower over, tiled splash back areas.

### **TO THE EXTERIOR**

The front garden is mainly stoned to provide low maintenance with a centre pathway leading to the entrance door. The rear garden is fully enclosed having a paved patio, lawn, garden store and rear gated access.

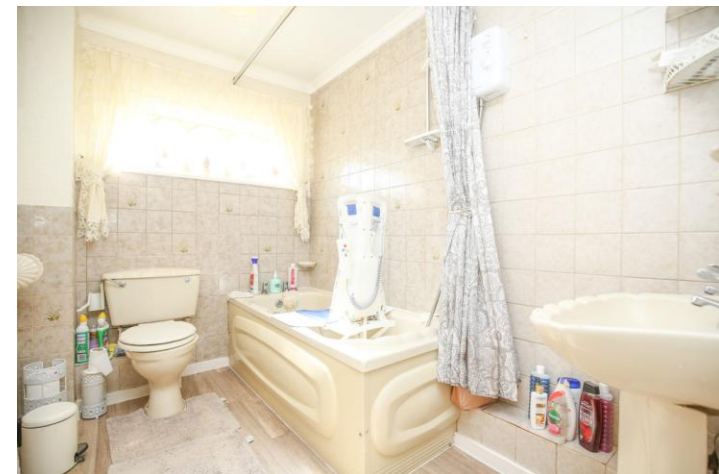
**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

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

**TENURE:** We have been informed by the Vendor 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 B. (This information is provided from the Council Tax Valuation List Website).

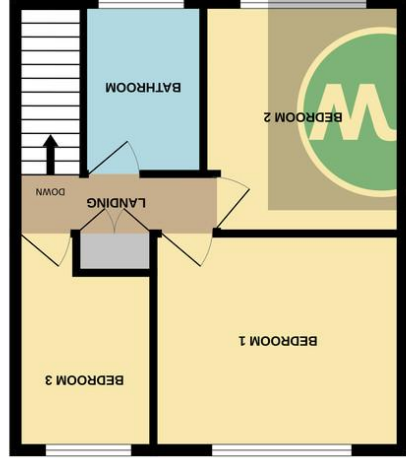
**DISCLAIMER:** DET AILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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



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 error, omissions or mis-statements. This plan for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with Metropix 2024 as to their operating or efficiency capabilities given.

TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.

**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 legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and 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.

**Energy Performance Rating:**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		B   87
69-80	C	C   72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		