



The Orchard
Baxterley

O.I.R.O £294,000

*** POPULAR VILLAGE LOCATION - SPACIOUS FAMILY HOME - LONG REAR GARDEN ***. For sale with MARK WEBSTER estate agents is this well situated mid-terraced property briefly comprising: Lounge, kitchen/diner, four bedrooms, bathroom, separate WC, off road parking and rear garden. Viewing is essential.

ENTRANCE HALL

Stairs leading off to the first floor landing and doors to...

LOUNGE

16' 10" x 10' 10" (5.13m x 3.3m)

Double glazed windows to front and rear aspects, two single panelled radiators and a fireplace.

KITCHEN/DINER

16' 9" x 13' 7" maximum (5.11m x 4.14m)

Double glazed windows to front and rear aspect, laminated tile effect flooring, two single panelled radiators, a wide range of kitchen units, tall unit housing a single oven, roll edge work surfaces, composite sink, electric hob with integrated extractor above, integrated dishwasher and fridge/freezer and a door to...

BRICK BUILT OUTBUILDING

3' 0" x 8' 9" (0.91m x 2.67m)

A useful area which currently houses a washing machine and tumble dryer with a door giving access to the rear garden.

FIRST FLOOR LANDING

Double glazed window to rear aspect, single panelled radiator, door to a useful cupboard housing the combination central heating boiler and further doors to...

BEDROOM ONE

11' 7" x 11' 4" (3.53m x 3.45m)

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

BEDROOM TWO

12' 3" x 11' 2" maximum (3.73m x 3.4m)

(8' 8" minimum length) Double glazed window to front aspect and a single panelled radiator.

BEDROOM THREE

10' 10" x 8' 8" maximum (3.3m x 2.64m)

(2' 8" x 5' 5" minimum) Double glazed window to front aspect, access to roof space and a single panelled radiator.



BEDROOM FOUR

7' 8" x 9' 3" maximum (2.34m x 2.82m)

(5' 5" x 6' 8" minimum) Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

4' 8" x 8' 4" maximum (1.42m x 2.54m)

(2' 3" x 5' 5" minimum) Opaque double glazed window to rear aspect, single panelled radiator, tiled floor and walls, pedestal hand wash basin and a p-shaped panelled bath with electric shower over.

SEPARATE WC

2' 6" x 4' 9" (0.76m x 1.45m)

Opaque double glazed window to rear aspect, tiled floor and a low level WC.

TO THE EXTERIOR

To the front of the property there is a stoned garden with a paved path. There is also off road parking to the side of the property with side gated access to the rear garden. The enclosed rear garden is of good size and is mainly laid to lawn with a paved patio area.

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).

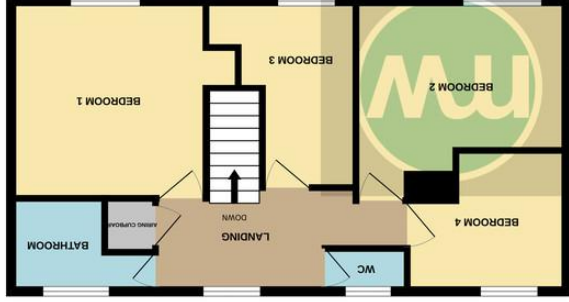
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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) 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, the approximate and no responsibility is taken for any errors 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.
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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 Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		69 D
39-54	E	48 E	
21-38	F		
1-20	G		