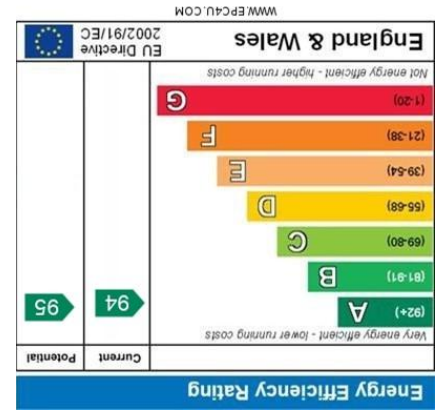


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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  
 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)



- NEWLY BUILT MORRIS HOME
- VILLAGE LOCATION
- LARGE DRIVEWAY
- GUEST WC
- OPEN PLAN LOUNGE DINER
- STUNNING KITCHEN

Wulfric Avenue, Austrey, Atherstone, CV9 3FE

£430,000





## Property Description

A beautifully presented four bedroom detached family home set in the stunning village of Austrey.

Approach the property via the driveway with parking for multiple vehicles and front door into:-

**HALLWAY** 6' 10" x 18' 8" (2.08m x 5.69m) Having wood effect flooring, stairs leading to the first floor, under stairs storage cupboard, further door into delightful open plan kitchen dining leading to lounge.

**GUEST WC** With low level wc, pedestal wash hand basin, central heating radiator.

**OPEN PLAN LIVING SPACE/DINING ROOM/KITCHEN** 10' 10" x 36' 10" (3.3m x 11.23m)

**KITCHEN** Having a range of wall and base units with work surfaces, sink drainer with mixer tap, double glazed window to rear, Velux windows to ceiling with thermal blackout and solar powered blind, integrated induction hob which is vented, space for American style fridge/freezer, integrated dishwasher, double oven, spotlighting, pull out larder cupboard and wood effect flooring, door into utility.

**DINING AREA** Open from the kitchen, spotlighting, Velux windows to ceiling with thermal blackout solar powered blinds and bi-fold doors leading to the garden, open to:-

**LOUNGE** Double glazed box window to front, central heating radiator, log burner with granite hearth.

**UTILITY** 7' 5" x 5' 5" (2.26m x 1.65m) Having a range of wall and base units, double glazed door leading to garden and plumbing for washing machine.

**FIRST FLOOR LANDING** Having doors off to bedrooms, double glazed window to front, airing cupboard.

**BEDROOM ONE** 11' 3" x 13' 9" (3.43m x 4.19m) Having vaulted ceiling, double glazed feature window to front, central heating radiator, fitted wardrobes, access to:-

**EN SUITE** 8' 5" x 5' 0" (2.57m x 1.52m) Having mixer shower cubicle with tiling, pedestal wash hand basin, low level wc, double glazed window to side.

**BEDROOM TWO** 8' 11" x 12' 4" (2.72m x 3.76m) Double glazed window to front, central heating radiator and wardrobes.

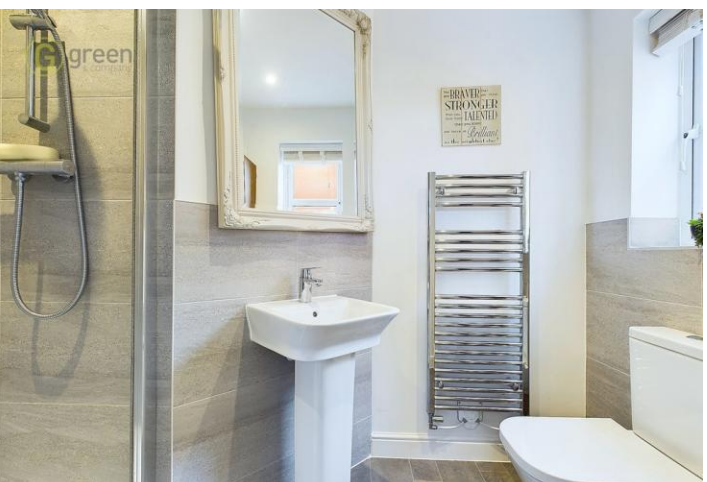
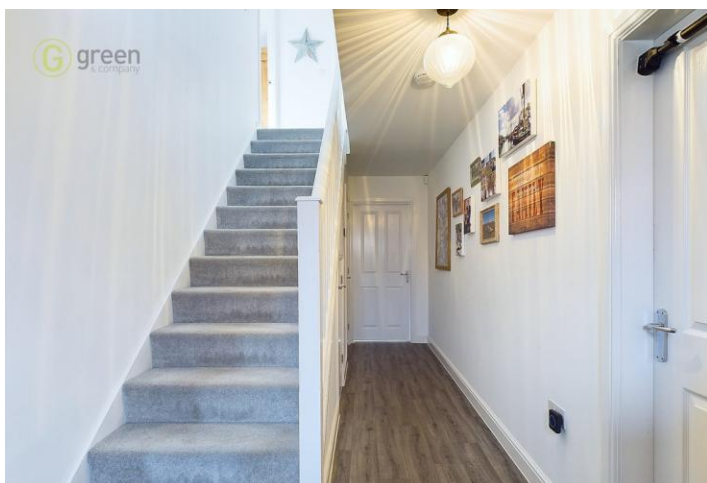
**BEDROOM THREE** 10' 6" x 10' 1" (3.2m x 3.07m) Double glazed window to rear and central heating radiator.

**FAMILY BATHROOM** 7' 8" x 6' 1" (2.34m x 1.85m) With panelled bath with mixer shower over, low level wc, stainless steel towel rail, tiled walls and double glazed window to rear.

**BEDROOM FOUR** 8' 11" x 9' 9" (2.72m x 2.97m) Double glazed window to rear, central heating radiator.

**REAR** To the rear of the property is a delightful south facing rear garden with composite decked area with lighting, shrub and plant borders and two side accesses.

**GARAGE** Having electric up and over door, power and lighting, access from the side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band F - North Warwickshire

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 31 Mbps. Highest available upload speed 6 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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?**

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