



Maple Lane, Burton Green

Offers Over £350,000





PROPERTY OVERVIEW

This well presented three bedroom semi-detached property is situated on a larger than average plot and is located midway between Kenilworth & Balsall Common. Having been built by Cala Homes in 2019 and therefore benefitting from the remainder of the NHBC guarantee the property offers a ready to move into home in a sought after village location within Balsall Common School Catchment area. In summary the property provides potential purchasers with:- entrance hallway, guest WC, breakfast kitchen with integrated appliances, full width living room, three bedrooms (1 x ensuite) and a family bathroom.

Outside there is a well proportioned South facing rear garden with full height fencing to all sides and a double length driveway to the side of the property.

Viewing is by appointment with Xact on 01676 534 411.



- Three Bedroom Semi-Detached
- Well Presented Throughout
- Balance of NHBC Guarantee
- Breakfast Kitchen
- Full Width Living Room
- En-Suite Principal Bedroom
- South Facing Rear Garden
- Driveway Parking



PROPERTY LOCATION

Burton Green is located midway between Kenilworth & Balsall Common and is ideally situated for access to the A45 and onwards to the wider midlands motorway network in addition to Tile Hill train station and Warwick University. Further commuting routes are readily accessible to Warwick, Leamington & Solihull, Coventry & Birmingham. To reach the property turn into Red Lane (either from the Cromwell Lane or Birmingham Road end) and then take the turn opposite the newly built village hall into Burrow Hill Lane, proceed to the top of the road and turn left into Maple Lane and then first left into Hawthorn Drive.

Council Tax band: D

Tenure: Freehold

ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

16' 5" x 15' 1" (5.00m x 4.60m)

LIVING ROOM

15' 1" x 15' 1" (4.60m x 4.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m)

ENSUITE

BEDROOM TWO

10' 6" x 7' 9" (3.20m x 2.36m)

BEDROOM THREE

7' 1" x 7' 0" (2.16m x 2.13m)

BATHROOM



**TOTAL SQUARE FOOTAGE**

84.9 sq.m (914 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE LENGTH DRIVEWAY****REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, all carpets and light fittings, car charging point (fitted when property was built) and electric awning attached to rear of property.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

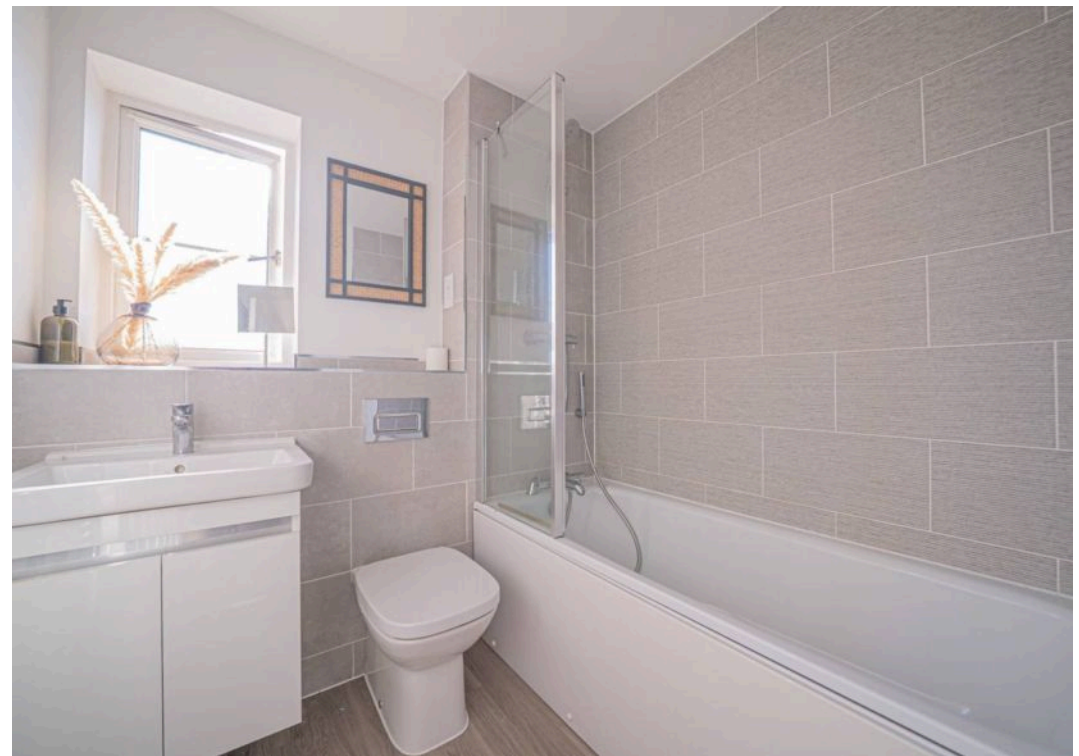
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

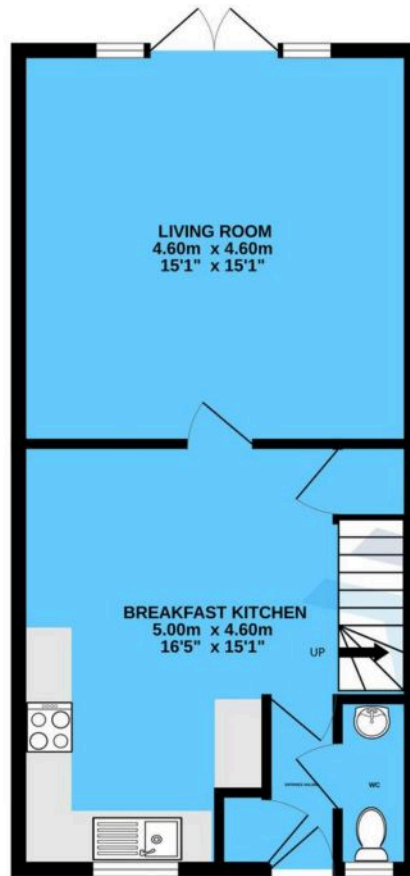
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

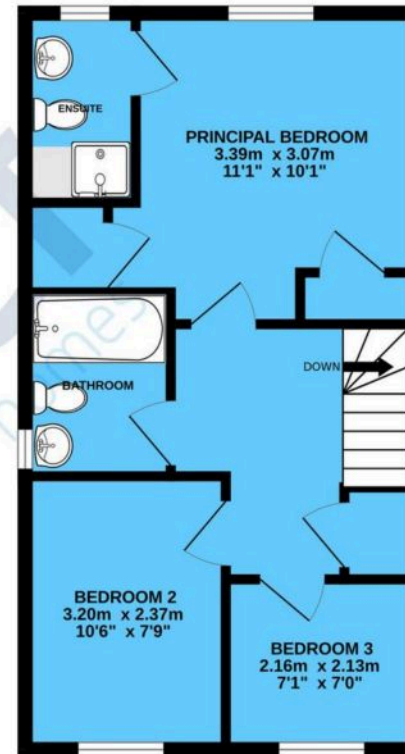
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 84.9 sq.m. (914 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.
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Xact Homes

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