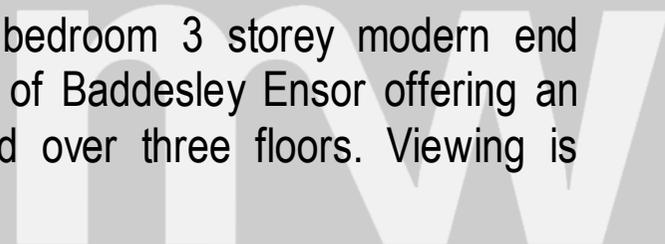


Mark  
Webster  
estate agents



Chapel Mews  
Keys Hill  
£300,000

\*\*\* SUPERB ECO HOME - SOLAR PANELS - RAINWATER HARVEST SYSTEM - GATED DEVELOPMENT \*\*\* A truly stunning 4 bedroom 3 storey modern end terraced home located in the ever popular village of Baddesley Ensor offering an excellent range of flexible accommodation spread over three floors. Viewing is essential.



## ENTRANCE HALL

Having an opaque double glazed composite style entrance door, double panelled radiator, laminated wooden effect flooring, stunning oak and glass stairs leading off to the basement level living space and first floor, recessed LED ceiling down lights, door to the airing cupboard and further doors leading off to...

## GUEST WC

**6' 3" x 3' 3" (1.91m x 0.99m)**

Opaque double glazed window to front aspect, grey high gloss style porcelain tiled floor, low level WC, corner wash basin and a frosted glazed window sill.

## BEDROOM 4/STUDY

**8' 0" x 10' 3" (2.44m x 3.12m)**

Double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring and recessed LED ceiling down lights.

## BEDROOM TWO

**10' 7" x 13' 1" to the fitted wardrobes (3.23m x 3.99m)**

Double glazed window to rear aspect, single panelled radiator, recessed ceiling down lights, full length fitted wardrobes with sliding doors and a door to the en-suite that can also be accessed from the entrance hall.

## ENSUITE BATHROOM

**6' 5" x 5' 8" (1.96m x 1.73m)**

Opaque double glazed window to side aspect, useful shaver connection point, chrome towel radiator, low level WC, wash basin, shower bath with a chrome mixer style shower over, shower screen, tiled walls with matching floor, extractor fan.

## BASEMENT LEVEL LIVING SPACE/KITCHEN

**27' 3" x 15' 2" (8.31m x 4.62m)**

A superb space with full width double glazed sliding doors leading out to the rear paved garden, recessed LED ceiling down lights, door to an under stairs storage cupboard with space and plumbing for a washing machine, laminated wooden effect flooring to the living space area, range of high gloss style base and eye level units, glass fronted display cabinets, two stainless steel single electric 'NEFF' ovens with one having a warming drawer beneath, integrated dishwasher, space and plumbing for an American style fridge freezer, wooden effect roll edge work surfaces, inset 'NEFF' induction hob with a stainless steel 'NEFF' extractor hood above, ceramic sink with instant hot water tap, low level plinth heater and a breakfast bar area.



## FIRST FLOOR LANDING

Having recessed ceiling down lights, door to a useful storage cupboard and further doors leading off to...

## BEDROOM ONE

15' 3" x 10' 5" (4.65m x 3.18m)

Double glazed window to rear aspect, single panelled radiator, recessed LED ceiling down lights, fitted wardrobes with matching drawers and a door to the en-suite.

## ENSUITE

6' 0" x 6' 5" (1.83m x 1.96m)

Opaque double glazed window to side aspect, tiled floor with matching wall tiles, useful shaver connection point, low level WC, wash basin in a useful vanity storage unit, corner shower cubicle having a mixer style shower, chrome towel radiator and recessed ceiling down lights.

## BEDROOM THREE

10' 3" x 10' 2" (3.12m x 3.1m)

Two double glazed windows to front aspect, single panelled radiator and a fitted wardrobe.

## TO THE EXTERIOR

The property is located within a small development of only a few properties that are accessed off Keys Hill via wrought iron electronically opening gates that provides access to the two allocated parking spaces. The rear garden is mainly paved to provide low maintenance with fenced boundaries.

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

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

**TENURE:** We have been informed 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:** DETAILS 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.





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

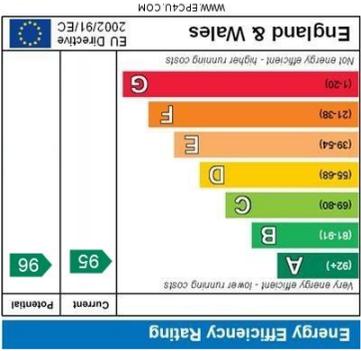
www.markwebsterandco.co.uk  
01827 720 777

131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

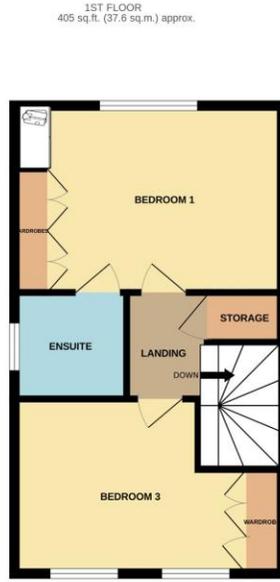
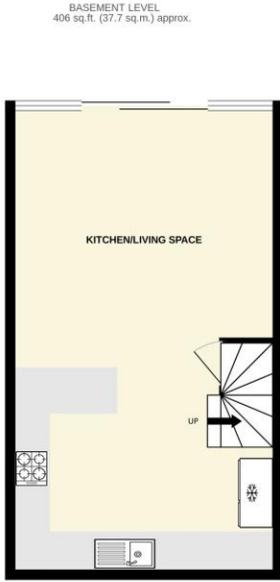
**Misrepresentation Act 1937** - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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.

**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.

**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.



Energy Performance Rating:



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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 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.  
Made with Metropix ©2025

Floorplan