



Elms Court  
Austrey

O.I.R.O £345,000

\*\*\* DESIRABLE VILLAGE LOCATION ~ NO UPWARD CHAIN ~ GARAGE ~ REFITTED KITCHEN & UTILITY \*\*\*. For sale with MARK WEBSTER estate agents is this nicely situated 4 bedroom link detached family home briefly comprising: Guest WC, lounge, dining area, refitted kitchen & utility, 4 bedrooms, en-suite and family bathroom. Viewing is essential.

Austrey is a beautiful picturesque village in the county of Warwickshire. Located in the village is the well regarded 'Church of England Primary School', local shop/post office and 'The Bird in Hand' public house. If you are a regular commuter for work Austrey is the perfect village for you having easy access to junction 11 of the M42, providing excellent motorway links to major cities such as Nottingham & Birmingham. The ever desirable private school 'Twycross House' is within a short drive away from the village which currently has an 'Outstanding' Ofsted rating.

The local Towns of Tamworth & Atherstone are both approximately 7 miles away in where you will find many shops, bars and restaurants with both Towns having excellent railway network links.

#### ENTRANCE HALL

Having an opaque double glazed entrance door, single panelled radiator, stairs leading off to the first floor landing, door to a useful storage cupboard and further doors leading off to...

#### GUEST WC 6' 10" x 2' 9" (2.08m x 0.84m)

Opaque double glazed window, single panelled radiator, low level WC and a wash basin.

#### REFITTED UTILITY ROOM 10' 2" x 7' 4" (3.1m x 2.24m)

Double glazed window, single panelled radiator, wide range of cream gloss style kitchen units, wooden effect roll edge work surfaces with matching up stands, space and plumbing for a washing machine, stainless steel sink, space for a fridge.

#### REFITTED KITCHEN 14' 2" x 8' 6" (4.32m x 2.59m)

Double glazed window, double panelled radiator, wide range of cream gloss style kitchen units, eye level stainless steel double oven and microwave, integrated fridge freezer, wooden effect roll edgework surfaces with matching up stands, space and plumbing for a dishwasher, electric hob with a stainless steel extractor hood above, side stable style entrance door.

#### LOUNGE 17' 2" x 10' 8" (5.23m x 3.25m)

Two double glazed windows, double panelled radiator, feature fireplace and access to...

#### DINING AREA 9' 8" x 8' 5" (2.95m x 2.57m)

Double glazed window, single panelled radiator and double glazed patio style doors.

#### FIRST FLOOR LANDING

Double glazed window, single panelled radiator, access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

#### BEDROOM ONE 18' 2" x 12' 4" (5.54m x 3.76m)

(Not all of useable head height due to sloping ceilings) Double glazed window, double panelled radiator, full width fitted wardrobes with sliding mirrored doors and a door to the en-suite.



**ENSUITE 6' 4" x 5' 3" (1.93m x 1.6m)**

Opaque double glazed window, chrome towel radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, tiling to halfheight.

**BEDROOM TWO 11' 4" x 8' 7" (3.45m x 2.62m)**

Double glazed window, single panelled radiator, fitted wardrobe with sliding mirrored doors.

**BEDROOM THREE 11' 7" x 7' 7" (3.53m x 2.31m)**

Double glazed window, single panelled radiator and a fitted wardrobe with sliding doors.

**BEDROOM FOUR 8' 3" x 8' 3" (2.51m x 2.51m)**

Double glazed window and a single panelled radiator.

**FAMILY BATHROOM 9' 1" x 6' 1" (2.77m x 1.85m)**

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, wash basin with useful storage beneath, panelled bath with a gold effect mixer tap with shower head attachment, tiling to halfheight and splash back areas.

**TO THE EXTERIOR**

There is a walled garden having a tarmac driveway providing secure offroad parking with access to the garage and a stoned garden with well established borders.

**GARAGE 15' 4" x 8' 7" (4.67m x 2.62m)**

Having a roller style entrance door, power and light.

**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 E. (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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



