

Mark
Webster
estate agents



Charles Street
New Arley
£169,995

*** EXTENDED TO THE REAR ~ LARGE DETACHED REAR GARAGE ~ MODERN KITCHEN ~ REFITTED SHOWER ROOM ***. For sale with MARK WEBSTER estate agents is this spacious 3 bedroom mid terraced family home briefly comprising: Guest WC, lounge, dining area, extended kitchen, utility room, three bedrooms, re-fitted shower room, double width driveway to the front, large rear garage and with garden behind. Viewing is recommended.

Situated in the popular village of New Arley, this attractive property offers a wonderful opportunity for buyers seeking a well-positioned home with excellent access to local amenities and surrounding countryside. Charles Street is well located for nearby towns including Nuneaton, Coventry and Bedworth, making it ideal for commuters and families alike.

The property provides well-proportioned accommodation throughout, designed to suit modern living. The ground floor offers welcoming living space perfect for relaxing or entertaining, complemented by a well-appointed kitchen area with ample storage and preparation space. Upstairs, the property continues to impress with comfortable bedrooms and a modern shower room.

Externally, the home benefits from private outdoor space, ideal for enjoying warmer months, gardening, or entertaining guests. The surrounding area offers a friendly village atmosphere with local shops, schools and amenities within easy reach, as well as access to nearby countryside walks.

ENTRANCE HALL

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

GUEST WC 4' 6" x 2' 4" (1.37m x 0.71m)

Having tiled walls with a matching tiled floor, low level WC and a wash basin with useful storage beneath.

UTILITY AREA 9' 9" x 5' 7" (2.97m x 1.7m)

Having engineered oak flooring, useful storage cupboard with double opening doors, chrome towel style radiator, fitted base and eye level units, roll edge work surfaces with matching splash backs, plumbing for a washing machine.

LOUNGE 11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed bay window to front aspect, double panelled radiator and engineered oak style flooring.

DINING AREA 14' 6" x 11' 8" (4.42m x 3.56m)

Feature open fireplace, engineered oak style flooring, vertical radiator and access to the kitchen.

EXTENDED KITCHEN 17' 2" x 8' 8" (5.23m x 2.64m)

Two double glazed windows to rear aspect, double glazed door giving access to the rear, two double glazed skylight windows, slate effect tiled floor, wide range of fitted base and eye level units, granite effect roll edge work surfaces with matching splash backs, 5 ring gas hob with a stainless steel extractor hood above, ceramic sink, built in dishwasher, space and plumbing for an American style fridge freezer, eye level microwave combi with single oven beneath, wine cooler.



FIRST FLOOR LANDING

Access to the roof storage space and doors leading off to...

BEDROOM ONE 11' 6" x 9' 1" (3.51m x 2.77m)

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

BEDROOM TWO 15' 0" x 8' 8" (4.57m x 2.64m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobes with drawers beneath.

BEDROOM THREE 12' 2" x 5' 10" minimum (3.71m x 1.78m)

(8'10" maximum width) Double glazed window to front aspect, single panelled radiator and a fitted double wardrobe.

RE-FITTED SHOWER ROOM 9' 2" x 6' 0" (2.79m x 1.83m)

Opaque double glazed window to rear aspect, useful shelved storage cupboard, chrome towel radiator, low level WC, wash basin with useful vanity storage drawers beneath, shower cubicle. tiled effect PVC panelled splash backs.

TO THE EXTERIOR

To the front of the property there is a double width driveway providing off road parking. Located to the rear is a large detached garage with steps to the side that lead to the rear garden that's mainly paved and stoned.

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 A. (This information is provided from the Council Tax Valuation List Website).

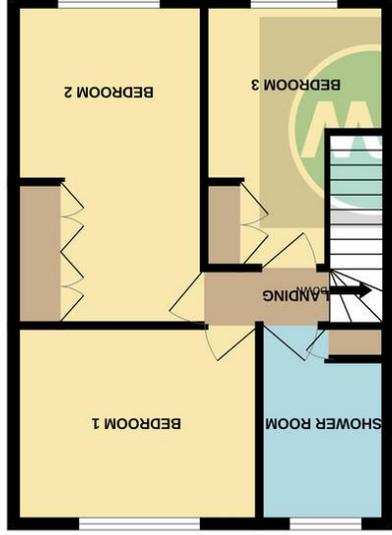
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GROUND FLOOR (571 sq.ft. (53.1 sq.m.) approx.)



1ST FLOOR (410 sq.ft. (38.1 sq.m.) approx.)



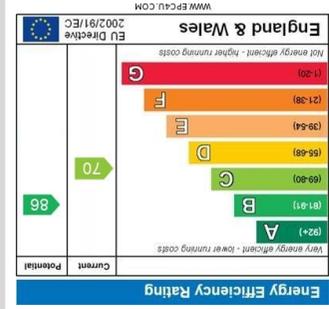
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operating or efficiency capabilities.

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