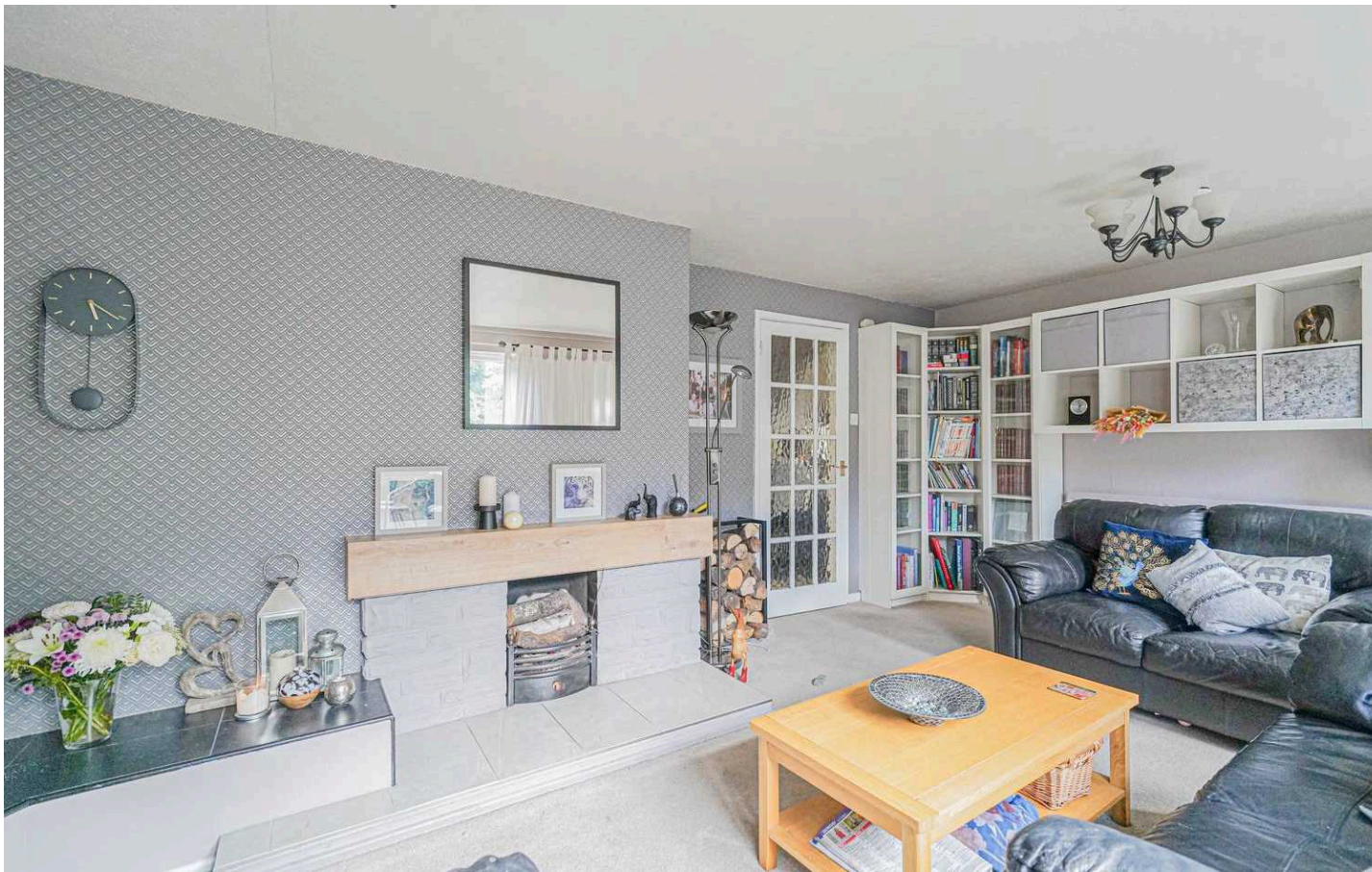




Ash Close, Hatton

Guide Price £375,000





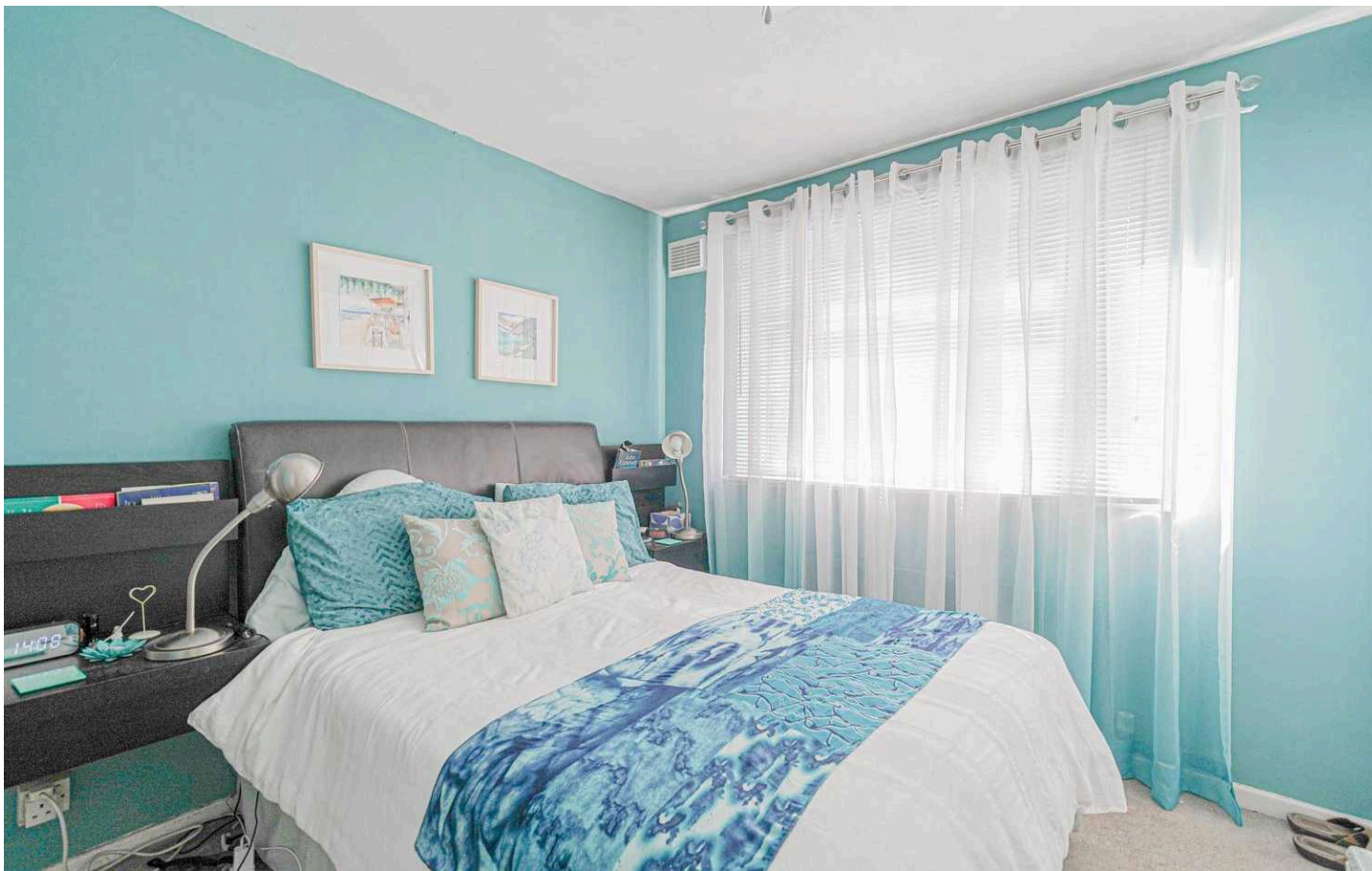
PROPERTY OVERVIEW

This well presented four bedroom detached property is located in a quiet cul-de-sac adjacent to Hatton train station and is available to purchase with no onward chain. Providing further scope to renovate or remodel the property offers an ideal opportunity to acquire an excellent value family home in a semi-rural location. Offering approximately 1200 sq ft of living accommodation the property provides potential purchasers with:- entrance hallway, dining room, re-fitted breakfast kitchen, living room, guest WC, four bedrooms (principal ensuite) and a family bathroom.

Outside there is driveway parking, a detached garage and private west facing rear garden.

Viewing is by prior appointment with Xact on 01676 534 411.





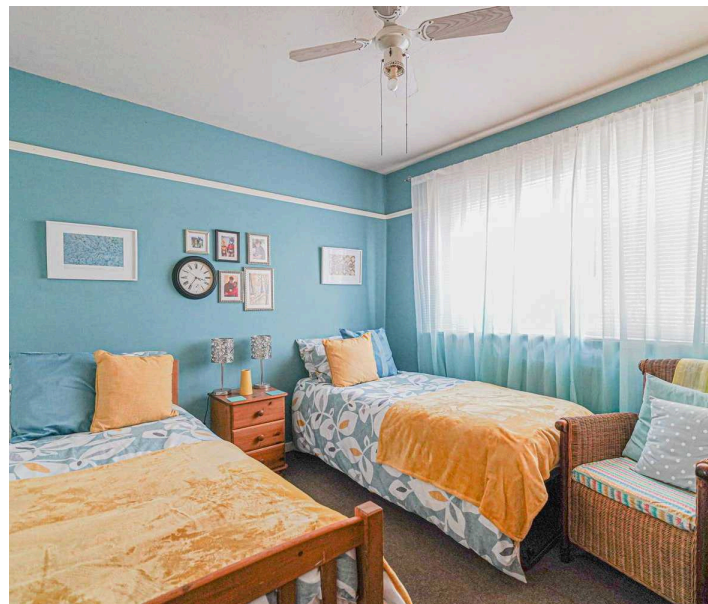
PROPERTY LOCATION

The property is positioned in a quiet cul-de-sac on the outskirts of Warwick in close proximity to Hatton train station. To reach the property leave the A4177 Birmingham Road by the Hatton Arms and take the B4439 for approximately 1 mile and then take a left turn at the crossroads into Station Road. Proceed along Station Road, go over the canal bridge / train track and take the next left turn into Oakdene Crescent, then take the first left turn into Ash Close.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Living Room & Dining Room
- Re-Fitted Breakfast Kitchen
- En-Suite Principal Bedroom
- Ideally positioned for Hatton Station
- Quiet Cul-De-Sac Location
- West Facing Rear Garden





ENTRANCE HALLWAY

LIVING ROOM

19' 3" x 11' 9" (5.87m x 3.58m)

BREAKFAST KITCHEN

12' 4" x 10' 1" (3.76m x 3.07m)

DINING ROOM

12' 4" x 9' 6" (3.76m x 2.90m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

11' 5" x 11' 0" (3.48m x 3.35m)

ENSUITE

BEDROOM TWO

11' 8" x 10' 11" (3.56m x 3.33m)

BEDROOM THREE

11' 9" x 7' 10" (3.58m x 2.39m)

BEDROOM FOUR

8' 1" x 6' 3" (2.46m x 1.91m)

BATHROOM

TOTAL SQUARE FOOTAGE

111.0 sq.m (1195 sq.ft) approx.

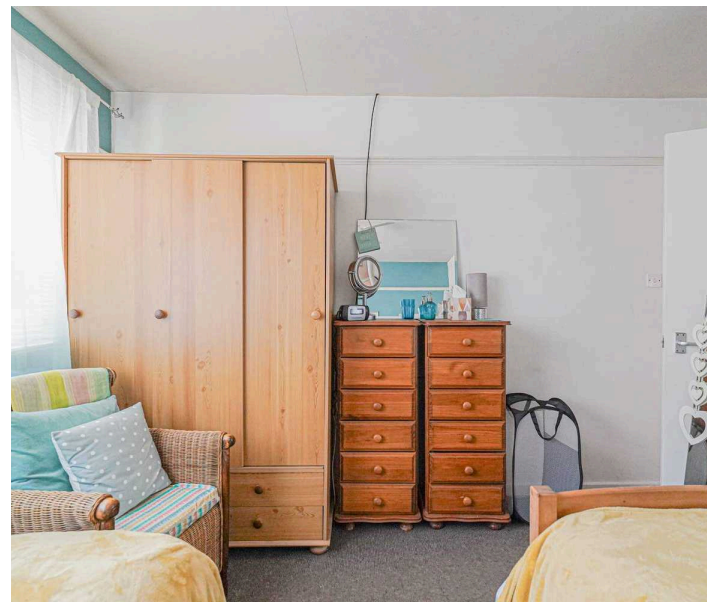
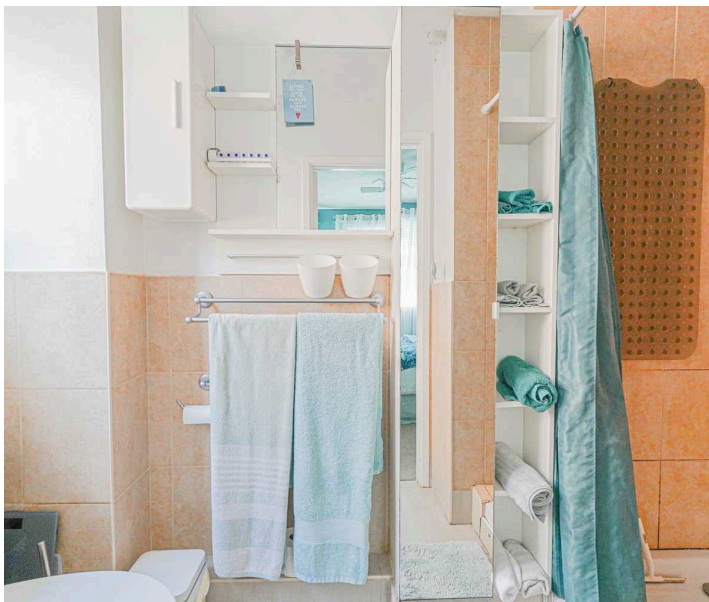
OUTSIDE THE PROPERTY

DETACHED GARAGE

CARPORT

DRIVEWAY PARKING

GARDEN





ITEMS INCLUDED IN THE SALE

Free standing cooker, fridge and freezer.

ADDITIONAL INFORMATION

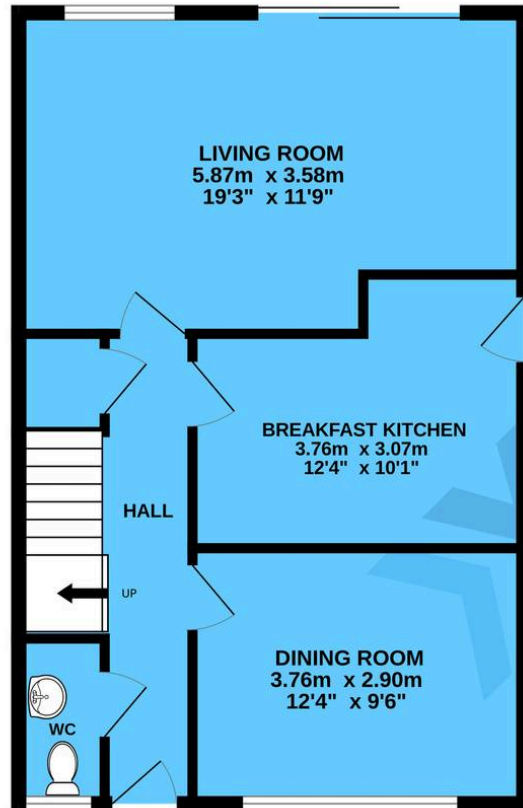
Services - oil, electricity and mains sewers. Fibre broadband.

INFORMATION FOR POTENTIAL BUYERS

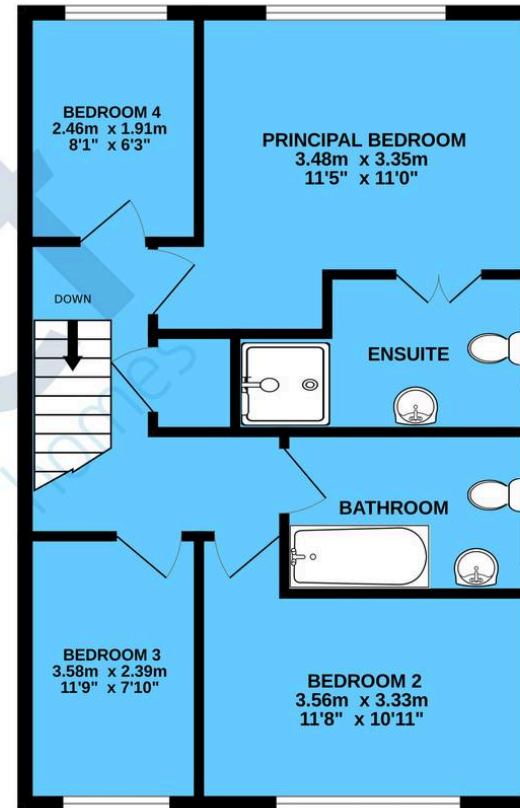
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 111.0 sq.m. (1195 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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