



## The Dahlias, Haseley Knob

Offers in Region of £795,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Situated in a peaceful rural location whilst being within commuting distance of Warwick, Leamington, Kenilworth & Solihull is this recently constructed four bedroom family home, which offers in excess of 2100 sq ft of living space in addition to a generous West facing rear garden. The accommodation is arranged over three floors and in summary offers potential purchasers:- entrance hallway, bay fronted living room, open plan kitchen/dining and family room, utility room, playroom / study, guest WC, four double bedrooms (2 x en-suite) and a family bathroom.

Outside, the property has driveway parking for multiple vehicles, a large West facing rear garden and a garage/store.

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



## PROPERTY LOCATON

Haseley Knob is a hamlet located almost mid-way between Balsall Common and Warwick. It has excellent links to the motorway network, (M6 and M42), Berkswell station with its fast, frequent services to Birmingham (New Street) and London (Euston), Warwick Parkway with trains to London (Marylebone) and Birmingham International station, Airport and the N.E.C.

Council Tax band: E

Tenure: Freehold



- Rural Family Home
- In Excess Of 2100 sq ft
- Four Bedrooms (2 x En-Suite)
- Open Plan Kitchen/Dining & Family Room
- Living Room & Playroom/Study
- Large West Facing Rear Garden
- Off Road Parking for Multiple Vehicles





## **ENTRANCE HALLWAY**

### **WC**

### **LIVING ROOM**

16' 9" x 14' 1" (5.11m x 4.29m)

### **KITCHEN/DINING & FAMILY ROOM**

20' 11" x 16' 8" (6.38m x 5.08m)

### **UTILITY ROOM**

8' 9" x 7' 5" (2.67m x 2.26m)

### **PLAYROOM/STUDY**

8' 9" x 7' 2" (2.67m x 2.18m)

### **GARAGE/STORE**

10' 1" x 8' 9" (3.07m x 2.67m)

## **FIRST FLOOR**

### **BEDROOM ONE**

17' 5" x 13' 6" (5.31m x 4.11m)

### **ENSUITE**

### **BEDROOM TWO**

13' 10" x 13' 6" (4.22m x 4.11m)

### **BEDROOM THREE**

15' 4" x 8' 9" (4.67m x 2.67m)

### **BATHROOM**

8' 5" x 8' 4" (2.57m x 2.54m)

## **SECOND FLOOR**

### **BEDROOM FOUR**

14' 6" x 10' 6" (4.42m x 3.20m)

### **ENSUITE**

9' 7" x 7' 4" (2.92m x 2.24m)

### **TOTAL SQUARE FOOTAGE**

200.8 sq.m (2161 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LARGE REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, hob, kitchen extractor, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, fitted units in the kitchen, utility room and bathroom, all carpets, some blinds, all light fittings, underfloor heating, electric garage door and an electric car charging point.

### **ADDITIONAL INFORMATION**

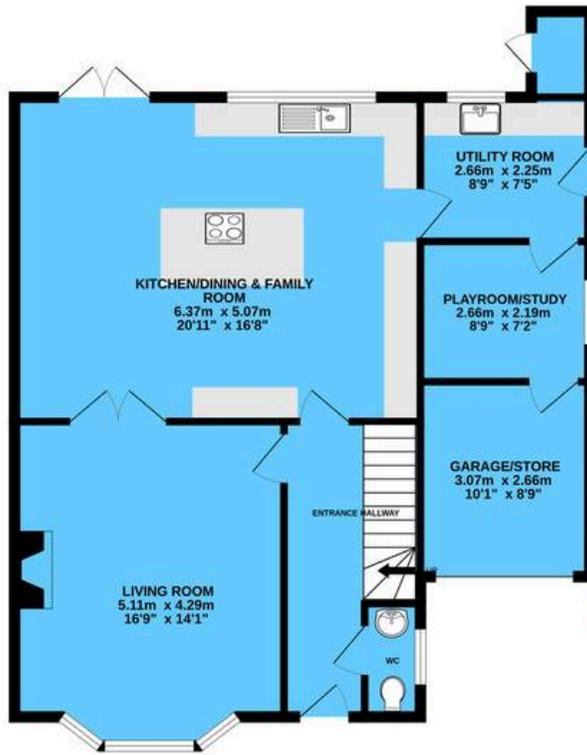
Services - direct mains water, small sewage treatment plant and electricity. Broadband - FTTP (fibre to the premises).

### **INFORMATION FOR POTENTIAL BUYERS**

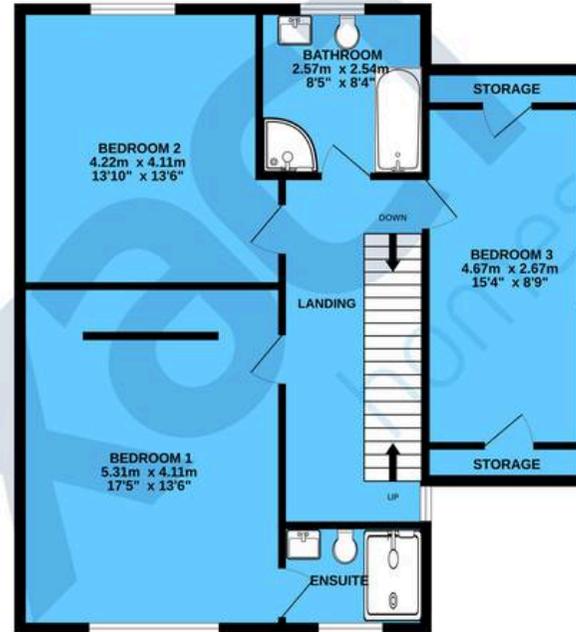
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



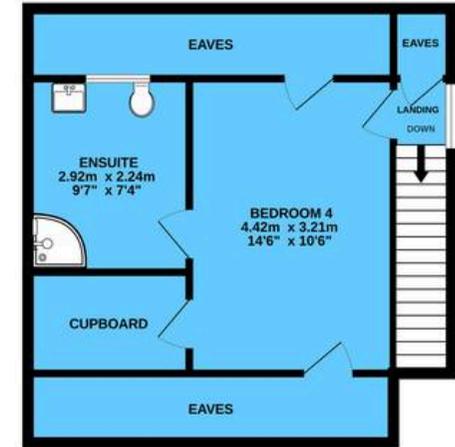
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 200.8 sq.m. (2161 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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