



JonathanWright
estate agents



JonathanWright
estate agents

12 Bearcroft, Weobley, HR4 8TA. No Onward Chain £220,000

**12 Bearcroft
Weobley
HR4 8TA**

No Onward Chain £220,000

PROPERTY FEATURES

- End Terraced House
- 3 Bedrooms
- Cloakroom/W.C.
- Lounge
- Kitchen
- Conservatory
- Shower Room
- Garage
- Front And Rear Gardens
- Village Location

To view call 01568 616666



JonathanWright
estate agents





Situated close to the village centre of Weobley and end-terraced, modern house offering double glazed living accommodation to include a reception hall, lounge, kitchen, conservatory, cloakroom/W.C, 3 bedrooms, shower room, gardens to front and rear and a detached garage.

Weobley has a good range of shopping facilities, excellent schools, village inns and restaurants and is on the black & white village trail.

The property is offered for sale with no on-going chain and viewing is strictly by prior appointment with the selling agents. Details of 12 Bearcroft Weobley are further described as follows:

The property is an end-terraced house of brick construction under a tiled roof. An entrance door opens into a reception hall having a window and a door opening into a ground floor cloakroom.

The cloakroom has a low flush W.C, hand basin and window to side.

From the reception hall a glazed panelled door opens into the lounge having a window to front, night storage heater, lighting power and a door to an under stairs storage cupboard.

A glazed panelled door opens into the kitchen having units to include an inset stainless steel, single drainer, one and a half bowl sink unit, working surfaces and base units under with cupboards and drawers.

There is space and plumbing for a slim-line dishwasher, space and plumbing for a washing machine and a space for a fridge/freezer. There are splashbacks, matching eye-level cupboards, planned space for an electric cooker, extractor hood with light over, ceiling lighting, night store heater, window to rear and a door to rear opening into the conservatory.

The conservatory has lighting, power, window to rear and a door opening into the

rear garden.

From the reception hall a staircase rises up to the first floor landing having a night storage heater, lighting and doors off to bedrooms.

Bedroom one has 2 windows overlooking the garden to rear, light and power.

Bedroom two has a window to front, lighting, power, built-in wardrobe and an airing cupboard housing a Factory insulated hot water cylinder and immersion heater.

Bedroom three has a window to front, lighting and power.

Shower room has an enclosed shower cubical, wet board panelling, vanity wash hand basin with cupboard under, low flush W.C, electric down flow heater and an opaque double glazed window to the front.

OUTSIDE.

The property is situated in a pleasant position at the entrance of the Bearcroft development having access to the side, onto a parking area and also has its own detached brick built garage. There are cottage style gardens to front with plants and shrubs and a pathway leading to the front door.

GARAGE.

Having an electric door to front, power and lighting.

REAR GARDEN.

The rear garden has a flagged patio area and brick paved gardens having plants and shrubs. There is a small timber built garden shed, a gate giving access to the parking area and being relatively private and not directly overlooked.

ROOMS AND SIZES

Reception Hall

Cloakroom/W.C.

Lounge 5.49m x 3.45m (18' x 11'4")

Kitchen 4.47m x 2.67m (14'8" x 8'9")

Conservatory 3.91m x 2.13m (12'10" x 7')

Bedroom One 4.50m x 2.79m (14'9" x 9'2")

Bedroom Two 2.74m x 2.67m (9' x 8'9")

Bedroom Three 3.51m x 1.68m (11'6" x 5'6")

Shower Room

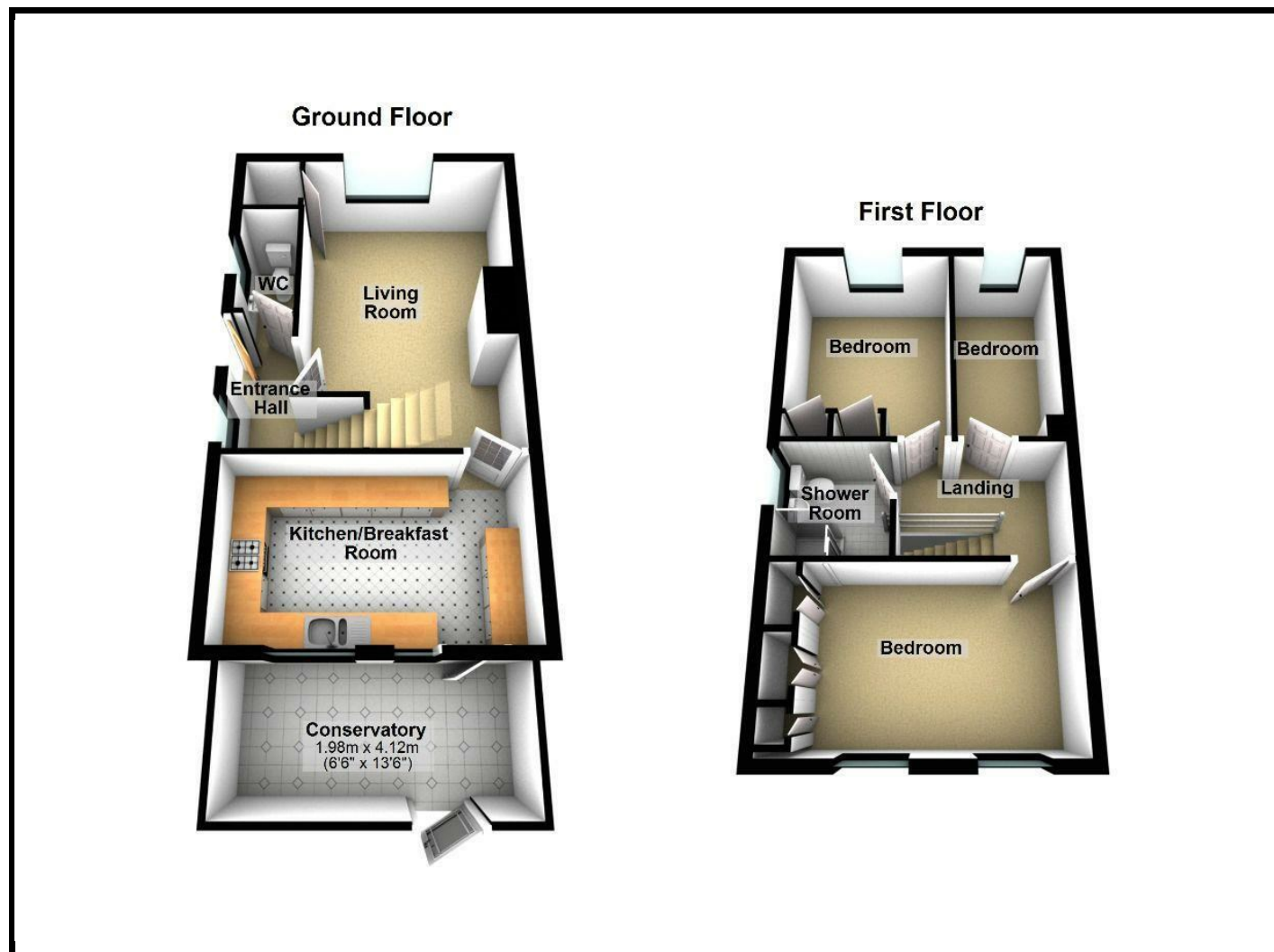
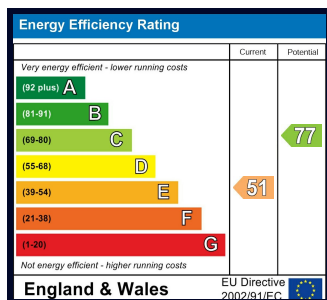
Garage 4.88m x 2.67m (16' x 8'9")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.