

16 Cozens Street, Wellesbourne, Warwick, CV35 9SU

- Throughout, the property has been exceptionally well maintained and stylishly presented, making it ready to move straight into.
- Semi detached house with no onward chain
- Living room
- Kitchen-diner leading out to the rear garden
- Inner hall with downstairs cloakroom
- Beautifully landscaped rear garden
- Three bedrooms
- Ensuite shower room and bathroom
- Integral garage and driveway to the front
- Overlooking park and open green space

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Offers Over £345,000

ACCOMMODATION

A covered canopy porch provides access to the entrance hallway, with a door leading into the beautifully presented living room. Finished to a high standard, the living space features a contemporary media wall and a window to the front aspect, creating a bright and inviting space. An inner hallway provides access to the first floor via the staircase, along with a convenient ground floor cloakroom fitted with a wc and wash hand basin.

To the rear of the property is the stylish open plan kitchen - dining room. The kitchen is fitted with a range of wall and base units with work surfaces above and an inset sink and drainer positioned beneath a window overlooking the landscaped rear garden. Integrated appliances include an oven with a gas hob and extractor hood above, while there is ample space for a dining table. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The first floor landing provides access to the loft and a useful storage cupboard. The impressive principal bedroom enjoys views to the front aspect and has been tastefully decorated, complete with a stylish feature panelled wall and a modern en suite shower room comprising a shower enclosure, wc and wash hand basin. Bedrooms two and three are both well proportioned and overlook the rear garden. The family bathroom fitted with a white suite comprising a bath, wc and wash hand basin, together with an obscure glazed window and extractor fan.

OUTSIDE

A generous paved patio adjoins the property, creating the perfect setting for outdoor dining, while an attractive pergola covered deck offers a sheltered seating area as well as enjoying a pond. The garden is predominantly laid to lawn with well maintained planted borders. A further raised decked seating area to the rear provides an additional space to enjoy, making the garden ideal for entertaining family and friends. Fully enclosed by timber fencing, the garden enjoys a good degree of privacy. Gate access leading to the front of the property.

Driveway to the front of the property. Integral garage with power and light.

GENEAL INFORMATION

TENURE: The property is understood to be Leasehold with a 999 year lease starting from 2016. This should be checked by your solicitor before exchange of contracts. The Freehold is able to be purchased if a buyer wanted to do so.

CHARGES: We have been advised that there is annual ground rent of £150. This should be verified by solicitors before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators. Listed: No | Broadband: Ultrafast available (Checked on Ofcom July26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom July26).

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







Cozens Street

Total Approx. Floor Area 91.74 Sq.M. (987 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

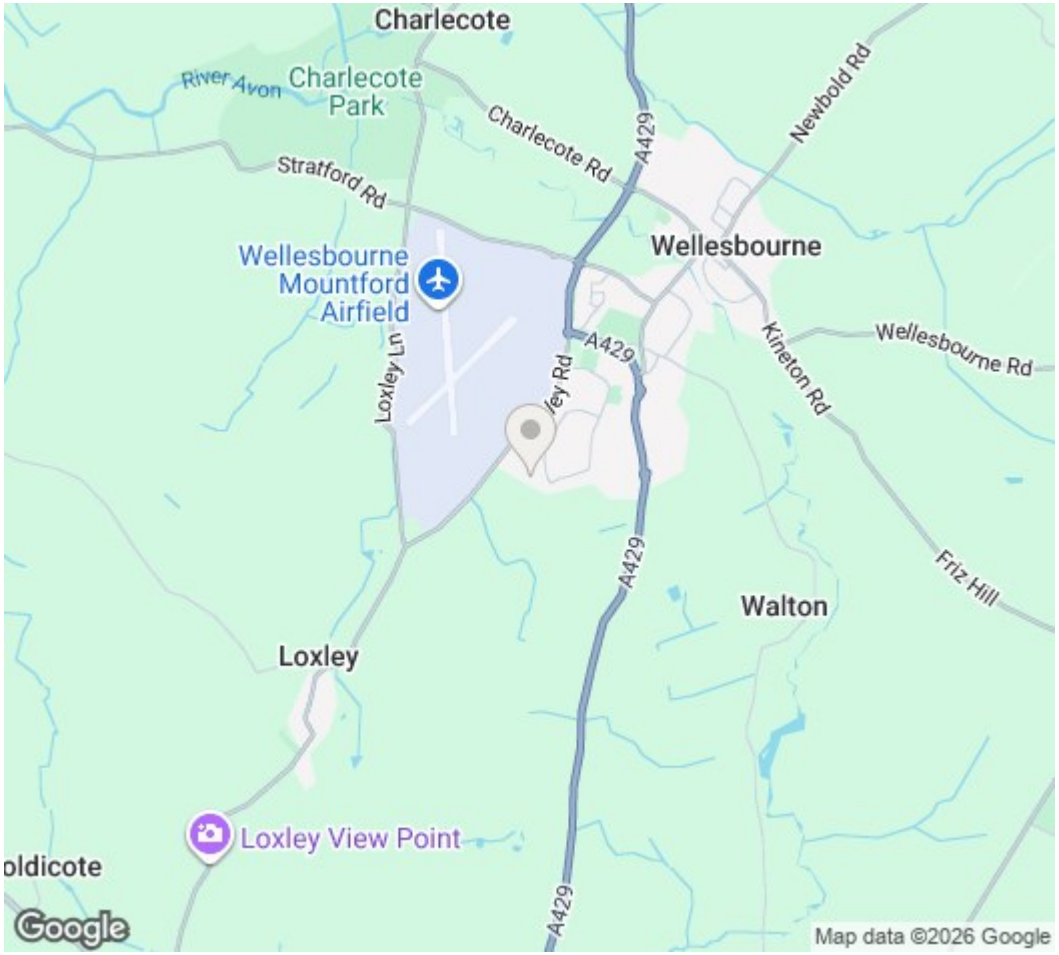


Ground Floor
Approx. Floor
Area 48.43 Sq.M.
(521 Sq.Ft.)

First Floor
Approx. Floor
Area 43.31 Sq.M.
(466 Sq.Ft.)







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