



9 Tait Way, Wellesbourne, Warwick, CV35 9SW

- Semi detached house
- Well presented throughout
- Living room
- Kitchen-diner
- Three bedrooms
- Downstairs cloakroom, master ensuite and family bathroom
- Rear garden
- Off road parking
- EPC Rating B



£325,000

#### ACCOMMODATION

Door into entrance hall with stairs rising to the first floor, wall mounted radiator and door into cloakroom fitted with wc, wash hand basin and radiator. The living room offers window to front aspect, wall mounted radiator and useful understairs storage. Door through to kitchen-diner, with the kitchen area fitted with a range of wall and base units with worktop over, inset sink and drainer with window to rear aspect. Oven with gas hob and extractor above. Space for fridge-freezer and space for washing machine. Cupboard housing boiler. Space for dining table, wall mounted radiator and doors out to the garden.

Upstairs the first floor landing has access to loft hatch, airing cupboard and doors to all bedrooms. Bedroom one has window to front aspect, built in cupboard and wall mounted radiator. Door to ensuite fitted with shower enclosure, wc and wash hand basin. Extractor fan and obscure window to front. Bedroom two and three both offer window to rear aspect and wall mounted radiator. The bathroom is fitted with a white suite comprises of bath with shower above, wc and wash hand basin. Extractor fan and obscure window to side.

#### PARKING

Having two off road spaces directly in front of the property.

#### OUTSIDE

Enclosed garden with timber fence boundary and side gate access. Patio area with pergola and shed. Raised beds. Remainder laid to lawn.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor 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.

**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.

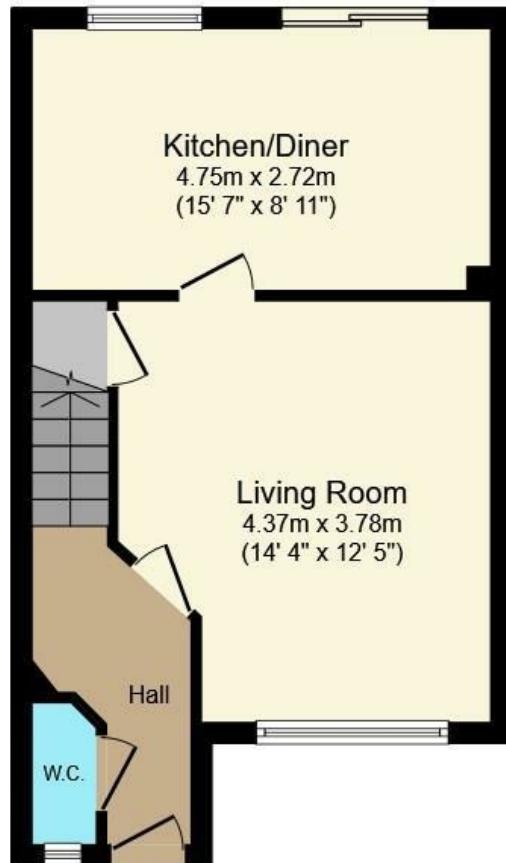
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

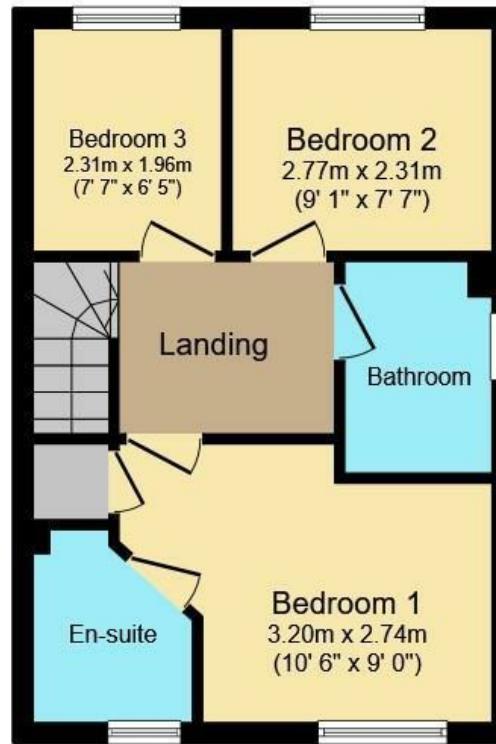
**VIEWING:** By Prior Appointment with the selling agent.



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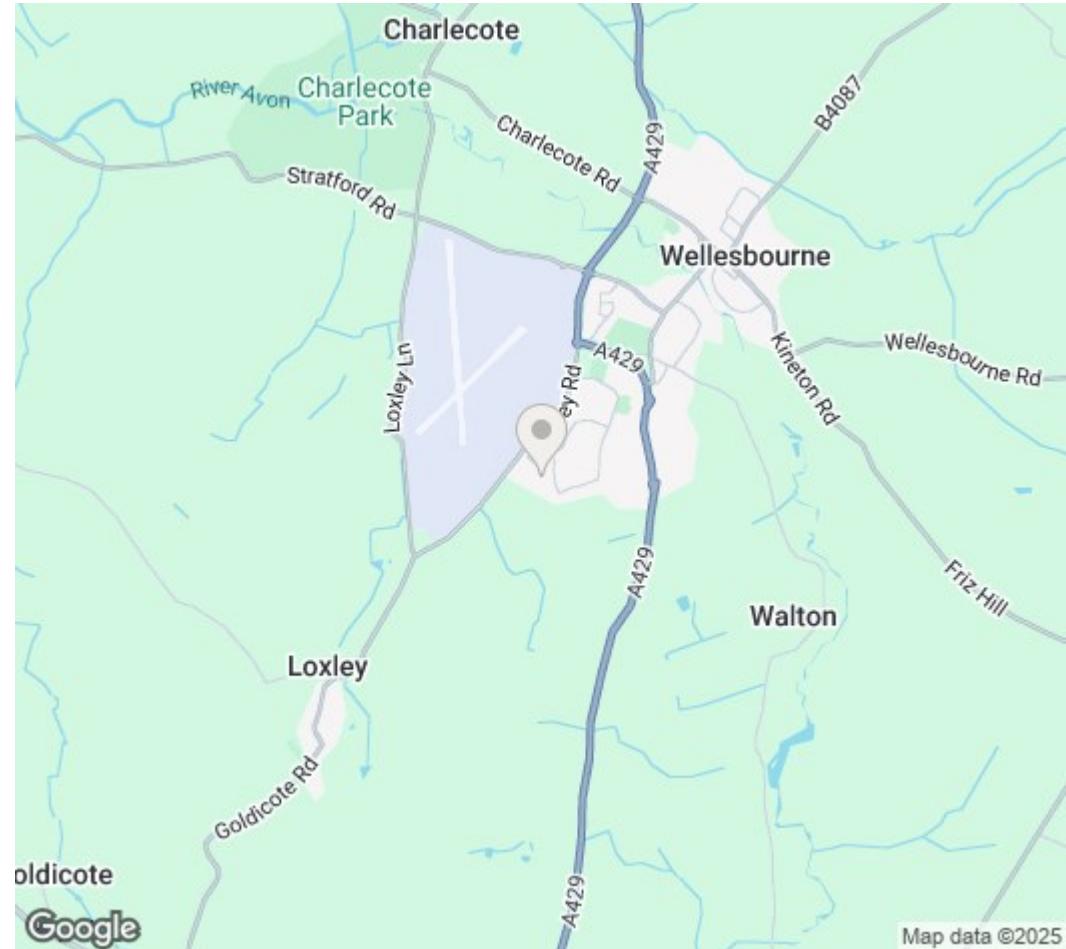
**Ground Floor**  
Floor area 36.2 sq.m. (390 sq.ft.)



**First Floor**  
Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 70.4 sq.m. (757 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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Peter Clarke

