

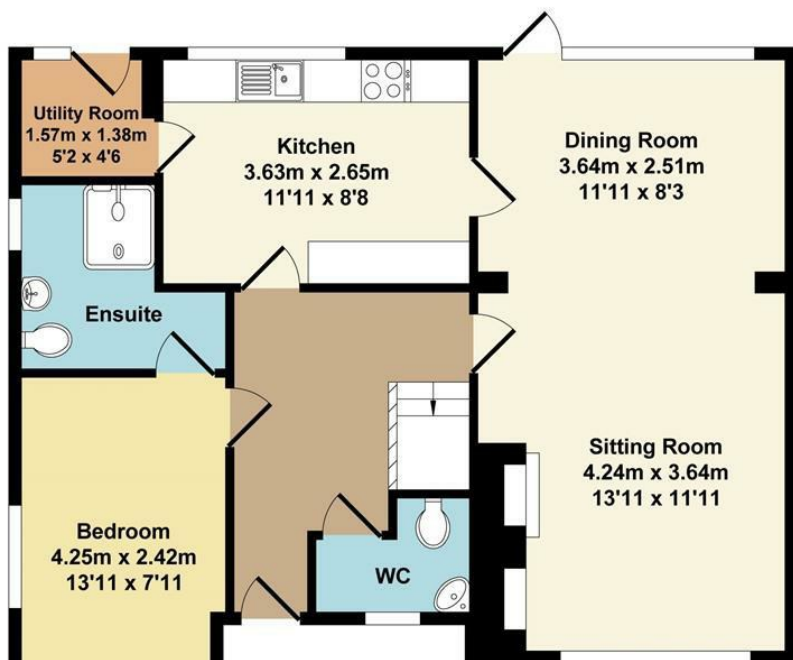
Peter Clarke



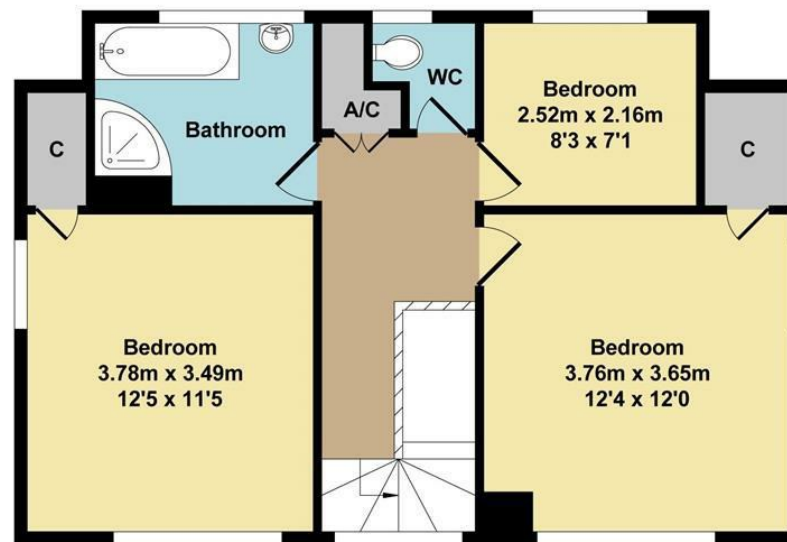
17 Blacklow Road, Warwick, Warwickshire, CV34 5SZ

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Total Approx. Floor Area 117.10 Sq.M. (1260 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 64.20 Sq.M.
(691 Sq.Ft.)



First Floor
Approx. Floor
Area 52.90 Sq.M.
(569 Sq.Ft.)



- Desirable Location and NO CHAIN
- 4 Bedroom Detached Family Home
- Modernisation Required Throughout
- Lounge/Diner
- Kitchen
- Scope To Develop and Extend STPP
- Family Bathroom And Additional Wet Room
- Off Road Parking for 3-4 Cars
- Delightful Private Rear Garden
- EPC D



Offers Over £475,000

An original 1960's detached property in need of modernisation throughout and offering scope for improvement and extension subject to the necessary planning permissions. The property is UPVC double glazed throughout and comprises lounge/diner, kitchen, downstairs WC, Bedroom four with wet room facility. Three double bedrooms, family bathroom and separate WC upstairs. The property has off road parking for 3-4 cars and delightful, private enclosed rear garden. Viewing a must and offered with NO CHAIN.

APPROACH

Block paved in and out drive providing parking for 3-4 cars, gives direct access to the UPVC double glazed front door.

HALLWAY

Parque flooring, doors to all downstairs accommodation, open tread wooden stairs lead to first floor landing, radiator.

LIVING/DINING ROOM

Through room with large dual aspect windows and single door to garden. Feature fireplace with living flame gas fire, ceiling and wall lights, and two radiators.

KITCHEN

Having a range of wall and base mounted units with contrasting work surface over. Integrated double electric Bosch oven, 4 ring electric hob with extractor fan over sink and drainer with hot and cold tap. Space for washing machine, space for fridge. Window to rear, ceiling mounted lighting, radiator door to

UTILITY

Currently housing recently installed Vaillant Gas boiler, wall mounted double unit and space for large upright freezer. Door gives direct access to patio area and garden beyond.

BEDROOM FOUR/OFFICE HOME

Window and pedestrian door to front, window to side. Ceramic tiling to floor, meter cupboard, radiator, spotlights and door to

WET ROOM

Window to side, ceramic tiling to floor and walls low level WC with dual flush, wall mounted wash hand basin and electric Mira shower. Ceiling mounted spotlights and heated towel rail.

WC

Window to front, low level WC, corner wall mounted sink, ceiling mounted lighting and radiator.

LANDING

Having open tread stairs rising from ground floor giving access to all rooms. In addition to this there is a large airing cupboard and also direct access to loft hatch with light. Large window to front elevation.

BEDROOM ONE

Window to front and side, large built in storage cupboard, ceiling mounted lighting, and radiator.

BEDROOM TWO

Window to front and side, large built in storage cupboard, ceiling mounted lighting, and radiator.

BEDROOM THREE

Window to rear, ceiling mounted lighting and radiator.







WC

Obscure glazed window to rear, ceiling mounted lighting, low level dual flush WC, tiling to all walls.

BATHROOM

Obscure glazed window to rear, ceiling mounted lighting, corner shower cubicle with sliding double doors, mains fed Mira shower, bath, pedestal wash hand basin, towel rail and tiling to all walls.

OUTSIDE

Can be accessed by large openings either side of the property and also direct access from utility room and dining room. There is a large crazy paved patio area providing ample dining space, garden shed and outside tap. Steps lead down to the mature, private rear garden with well stocked borders of plants and shrubs.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

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 E.

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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