38 The Fordway, Lower Quinton, CV37 8QP

- Extremely well presented and situated opposite a green to the front
- Upgraded accommodation
- Three good reception rooms
- Superb refitted kitchen/breakfast room with appliances
- Four good bedrooms
- Refitted en suite bathroom
- Attractive low maintenance landscaped gardens
- Double garage and parking to rear

4 2 3

Offers Over £475,000

An extensively upgraded and extended four bedroom detached residence providing a high quality finish and overlooking a green to the front, with double garage and parking to rear. Three reception rooms, superb kitchen/breakfast room, and attractive landscaped gardens.

ACCOMMODATION

Spacious entrance hall with wood effect floor and understairs storage cupboard. Cloakroom with wc. Second sitting room with wood effect floor. Main sitting room with LPG gas fire and double sliding doors to the dining room with a part vaulted ceiling with three roof windows and bi-fold doors to the garden. Kitchen/breakfast room with ceramic sink, extendable hose and granite work tops with upturn, dual tone contemporary units, induction hob, pan drawers, built in oven and grill, steam oven, microwave and fridge freezer, space for dishwasher, tiled floor and stable door to side.

First floor landing with feature arched window, access to roof space and airing cupboard. Main bedroom with vaulted ceiling, two double wardrobes. En suite with shower cubicle with rainfall shower head and attachment, wc and wash basin with cupboards below. Three further bedrooms all with double wardrobes. Family bathroom with wc, wash basin and bath.

Outside there is a shallow foregarden which is paved with wall and wrought iron fencing. A gated path leads to the side to the landscaped rear garden with large porcelain tiled terrace area and path leading to gated access to rear. Lawn, evergreen shrub and perennial planted borders. Stable door leads to a garage with roller door to front, power and light, space and plumbing for washing machine. Second garage with roller door to front, power and light. Shared drive leading to two off road parking spaces.

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 electricity, water and drainage are connected to the property. Electric boiler to radiators, and bottled LPG gas fire. However this should 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 agent.

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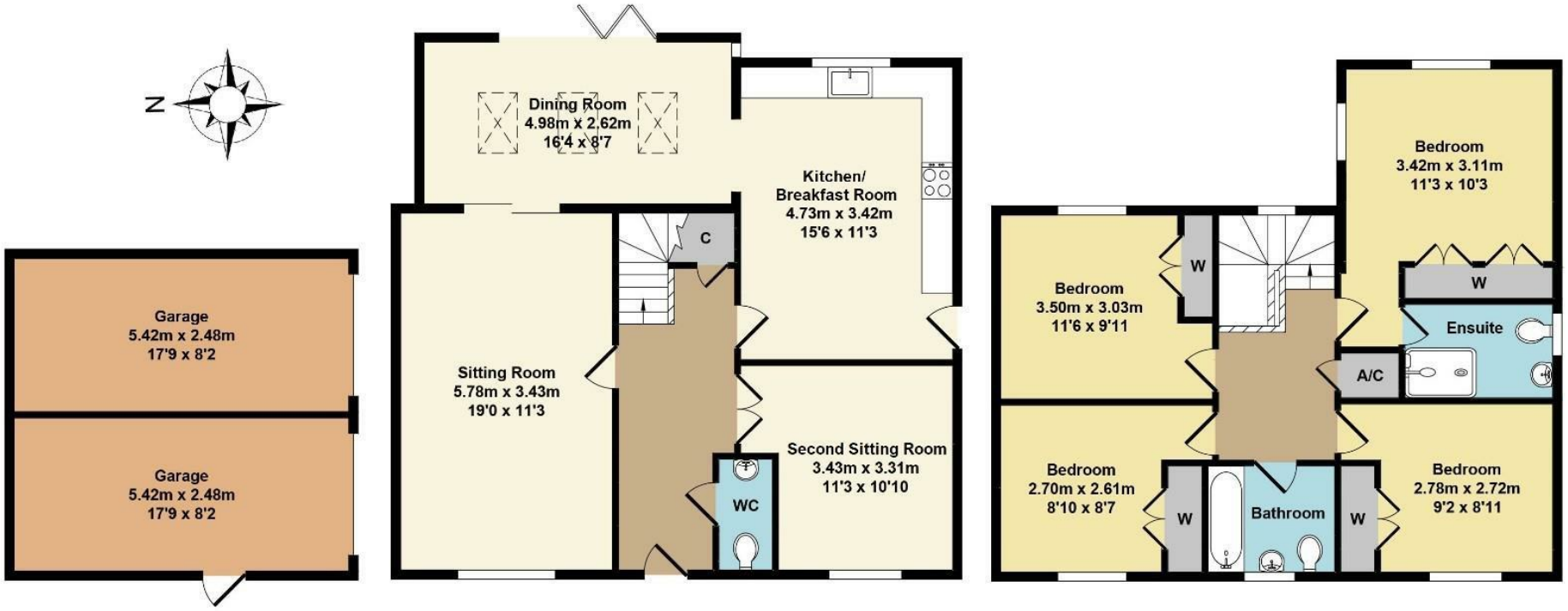
Total Approx. Floor Area 160.90 Sq.M. (1732 Sq.Ft.)

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.



Garage
Approx. Floor
Area 27.40 Sq.M.
(295 Sq.Ft.)

Ground Floor
Approx. Floor
Area 73.90 Sq.M.
(795 Sq.Ft.)

First Floor
Approx. Floor
Area 59.60 Sq.M.
(642 Sq.Ft.)

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

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Peter Clarke
Winkworth