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Midhaven, Langley Road, Claverdon, Warwick

Price Guide £415,000



This deceptively spacious mews family home is conveniently situated in the heart of this sought-after village. The well-appointed accommodation briefly comprises: entrance lobby with cloakroom, attractive dining kitchen, living room with wood burner, good sized conservatory, three generous bedrooms, family bathroom, modern electric heating system, double glazing, extensive driveway, garage/store and a generous sized rear garden. Energy rating E

Location

The desirable village of Claverdon is situated

approximately 5 miles from the county town of Warwick and 6 miles north of Stratford upon Avon. Although the village is surrounded by glorious rolling countryside with its many footpaths and bridleways, major employment centres are within easy driving distance, as is junction 15 of the M40 motorway and Warwick Parkway Station, on the Chiltern line to London Marylebone.

The village benefits from a Medical Centre with a dispensary, a Community shop, village football, and cricket teams, a tennis club, two pubs, a thriving

Parish Church and community centre, two children's nurseries, and the popular Primary school.

Approach

Through double glazed entrance door into:

Entrance Hall

7'8" x 6'7" (2.35m x 2.02m)

Wood effect floor, wall-mounted wireless Rointe electric panel heater, downlighters, double glazed window to the front aspect. Part glazed door to Kitchen and door to:





Cloakroom

White suite comprising low flush WC, wash hand basin, matching floor and a wall light point.

Dining Kitchen

13'6" x 9'5" (4.13m x 2.89m)

Attractive range of matching base and eye level units, Oak effect worktops and complementary tiled splashbacks with ceramic double sink unit with mixer tap. Indesit electric oven and ceramic hob with illuminated extractor unit over. Beko slim-line dishwasher, recess housing the upright

fridge/freezer, downlighters. Staircase rising to First Floor Landing, opening to Living Room and wide opening to:

Dining Area

7'8" x 7'6" (2.34m x 2.30m)

Useful under-stairs storage cupboard, wall-mounted Rointe electric panel heater, door to the Store/Garage.

Living Room

18'3" x 11'10" (5.58m x 3.62m)

Wall-mounted Rointe electric panel heater,

wood-effect floor, and a projecting chimney breast with a recessed cast iron wood burner set on a tiled display hearth with a beam above. Double-glazed French doors with windows on either side provide access to the:

Conservatory

15'7" x 9'4" (4.77m x 2.87m)

Having a tiled floor, a wall-mounted electric panel heater, and double-glazed French doors that provide views and access to the rear garden.





First Floor Landing

Access to the roof space is provided via a loft ladder, which is partially boarded. There are doors leading to:

Bedroom One

11'11" x 10'1" (3.64m x 3.08m)

Wood effect floor, wall-mounted rointe electric panel heater, part mirror fronted sliding door wardrobes and a double-glazed window to the rear aspect.

Bedroom Two

12'11" x 7'10" (3.94m x 2.41m)

Wood effect floor, wall-mounted Rointe electric panel heater and a double-glazed window to the rear aspect.

Bedroom Three

10'5" x 9'11" (3.19m x 3.03m)

Built-in storage cupboards, wall mounted electric panel heater, wood effect floor, double glazed window to front aspect.

Family Bathroom

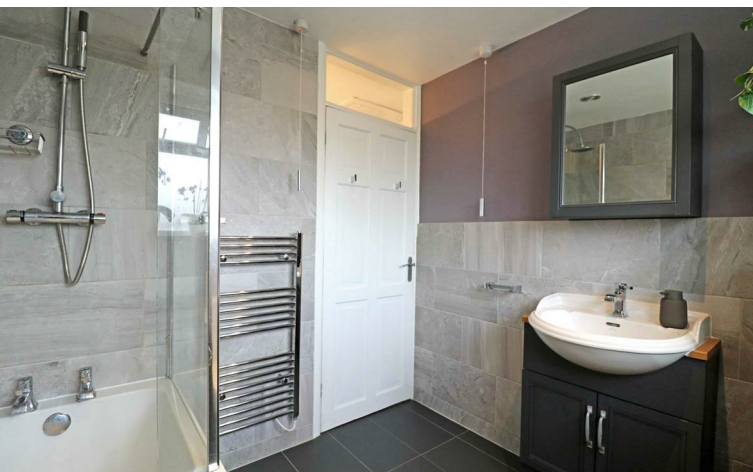
7'10" x 7'4" (2.40m x 2.25m)

The modern white suite comprises a "P"-shaped bath with a shower system over it and a glazed shower screen, WC, and a heritage wash basin with a storage cupboard below. It also features a chrome electric heated towel rail, complementary tiled splashbacks, downlighters, an extractor fan, a tiled floor, and a double-glazed window.

Outside

A large double-width block-paved driveway fronts the property. It provides extensive off-road parking and allows access to the Store/garage.





Store/Garage

8'0" x 7'11" (2.46m x 2.43m)

Timber double opening doors, power and light, space and plumbing for washing machine, stainless steel sink and drainer with a water tap and an adjacent shower attachment.

Good Sized Rear Garden

Paved patio area, lawned gardens, two pear, plum and apple trees and a timber garden shed, The gardens are enclosed on all sides,

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "C" - Stratford upon Avon District Council

Postcode

CV35 8PU

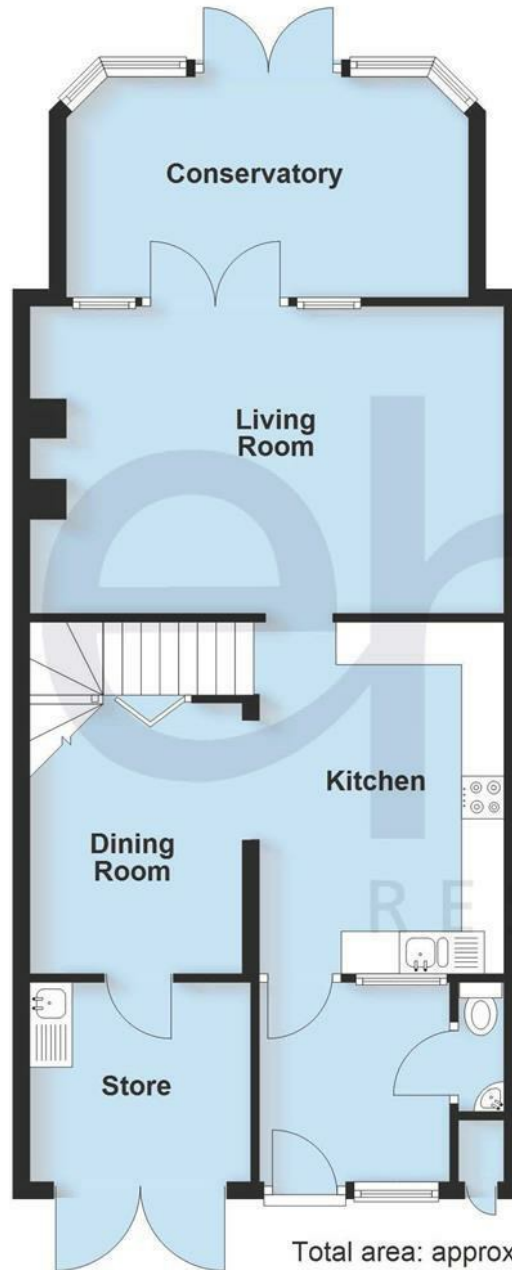


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Ground Floor

Approx. 70.1 sq. metres (754.4 sq. feet)

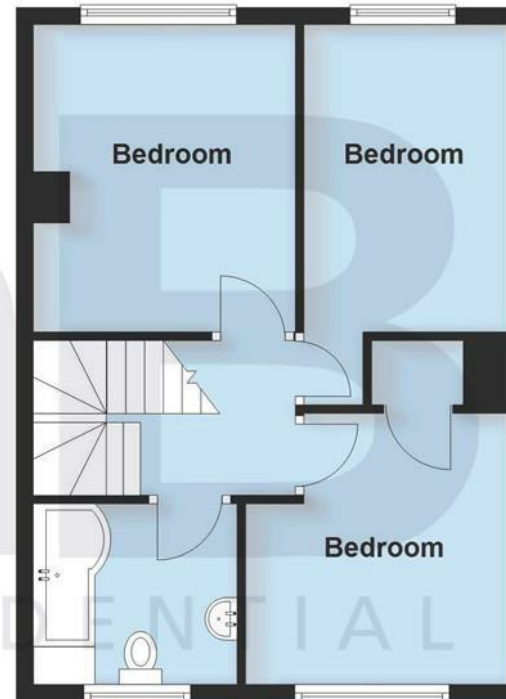


Total area: approx. 113.4 sq. metres (1221.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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