

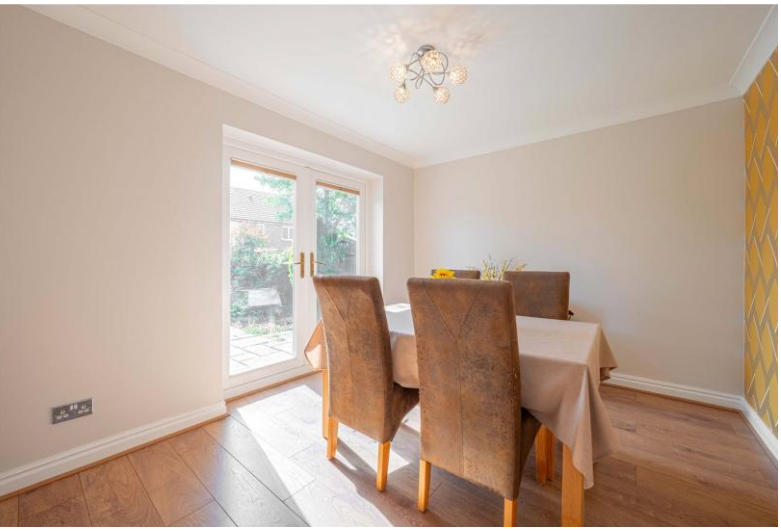




Crabb Curtis

6 Wilcox Close
Bishops Itchington | CV47 2YT

Offers Over: £450,000





6 Wilcox Close comprises in further detail
This detached family home is set back from the road and approached via a tarmac driveway providing access to the garage, with a fore garden to the side featuring planted borders, leading to:

Entrance Hall
Ceiling light point, radiator, stairs leading to first floor accommodation.

Living Room
Windows to front aspect, two ceiling light points, coving, radiator, feature open fireplace with stone surround.

Kitchen
Window to the rear aspect, bi-fold patio doors leading to rear garden, ceiling spotlights, two ceiling light points, and LED under-counter lighting. The room features a stylish modern fitted kitchen comprising a range of wall, base, and drawer units with complementary work surfaces over, inset sink with built-in instant boiling water tap, integrated double oven which works as am oven, a microwave and a grill., inset hob with extractor hood over, integrated dishwasher, integrated wine cooler, space and plumbing for a washing machine and tumble dryer, and space for a freestanding American-style fridge freezer, and a central breakfast bar.

Dining Room
French style patio doors to rear aspect, ceiling light point, coving and radiator.

Ground Floor W.C.
Obscured glazed window to the front aspect and a fitted suite comprising a low-level flush W/C and pedestal wash hand basin.

First Floor Accommodation
Stairs lead from the Entrance Hall to:

Landing
Ceiling light point, loft hatch access and access to airing cupboard.

Bedroom One
Window to rear aspect, ceiling light point, radiator and door leading to:

Ensuite Shower Room
Obscured glass window to rear aspect, ceiling light point, partially tiled walls, chrome heated towel rail and a suite comprising: low-level flush w.c., pedestal wash hand basin with mixer tap and shower cubical with glass screen.

Bedroom Two
Window to front aspect, ceiling light point and radiator.

Bedroom Three
Window to front aspect, ceiling light point and radiator.

Bedroom Four
Window to rear aspect, ceiling light point and radiator.

Family Bathroom
Obscured glass window to front aspect, two ceiling light points, chrome heated towel rail, partially tiled walls and a suite comprising of: low-level flush w.c., wash hand basin and a walk in shower cubicle with a glass screen.

Outside

Garden
The rear garden can be accessed via the kitchen, dining room, or gated side access. A paved patio area spans the rear of the property with covered seating space, with a pathway leading to the lawned area. The garden is complemented by raised planted borders, decorative stone edging, a further paved seating area to the rear, and a raised inset pond.

Garage
Accessed via the driveway with up-and-over door with electric power points.

Agent Note
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax
The vendor has informed us that the property is located within Stratford-Upon-Avon District Council and is Band E.

Tenure
The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

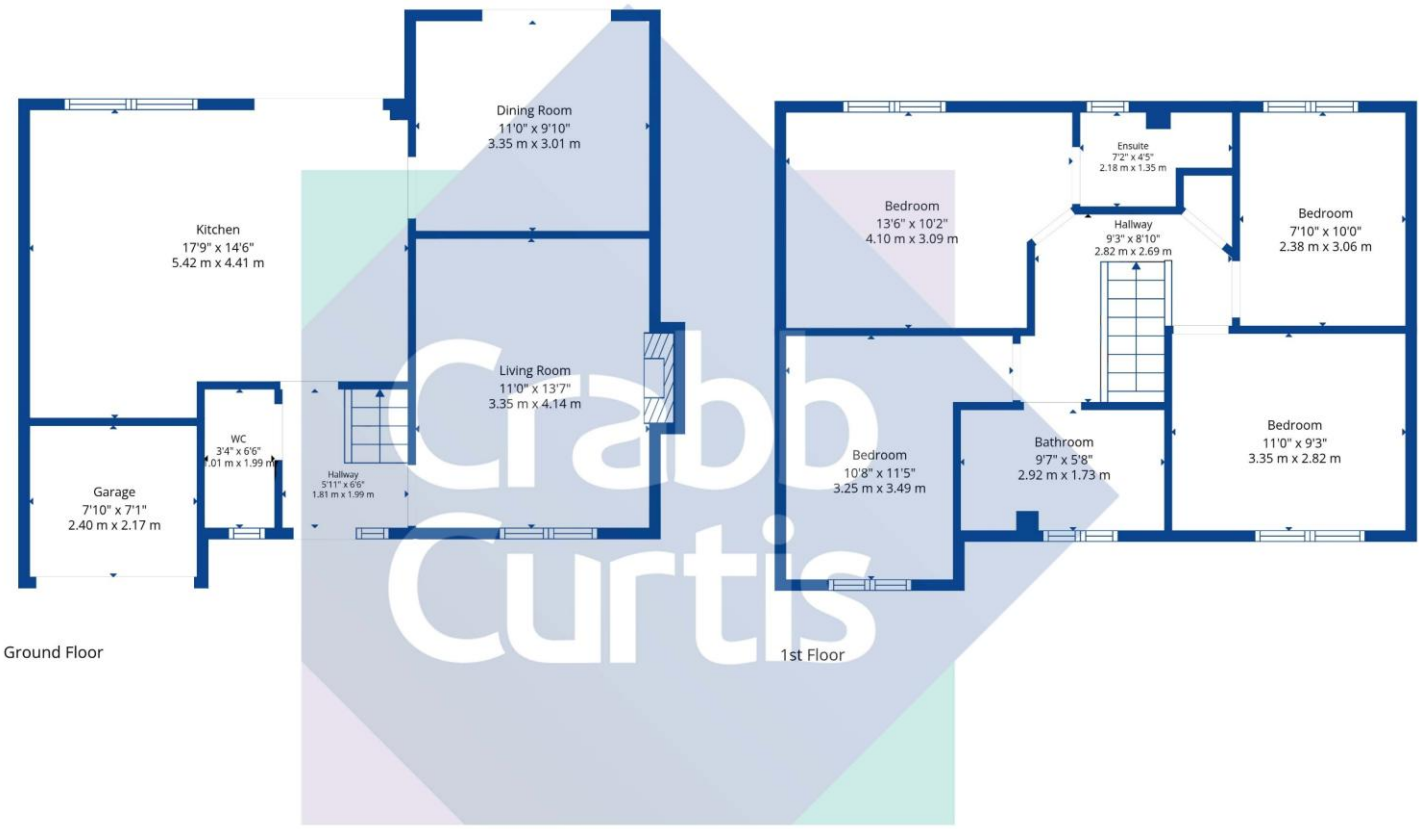
Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

General Information
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.
The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

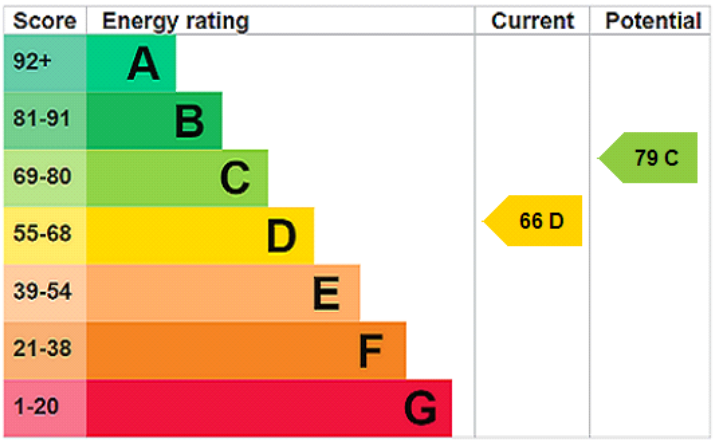






Total: 1166 sq. Ft, 109 m2
Ground Floor: 577 sq. Ft, 54 M2, 1st Floor: 589 sq. Ft, 55 m2
Excluded Areas: Garage: 56 sq. Ft, 5 M2, Porch: 22 sq. Ft, 2 M2, Fireplace: 6 sq. Ft, 1 M2,
Walls: 110 sq. Ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.