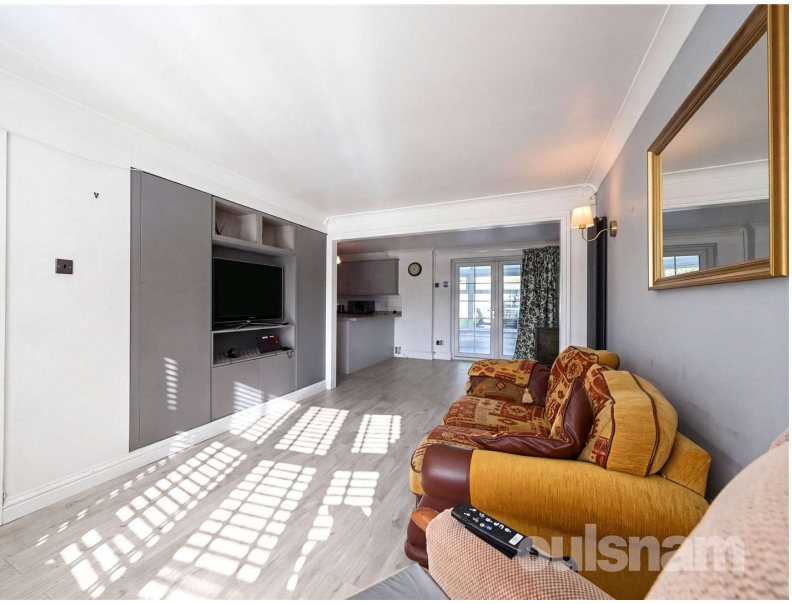
oulsnam







105 Maisemore Close, Church Hill North, B98 9LP

EPC: C

NO ONWARD CHAIN OULSNAM ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTENDED THREE/FOUR BEDROOM DETACHED HOME set within a desirable cul-de-sac residential area of Church Hill North. The property offers good access to the local amenities, Arrow Valley Park and national road networks.
EPC: C
COUNCIL TAX BAND: D

LOCATION

This extended family home enjoys a pleasant cul-de-sac location set within a highly sought-after residential area of Church Hill North with the benefits of being within close proximity to excellent transport links and a range of amenities. Maisemore Close is also within catchment for several popular schools.

SUMMARY OF ACCOMMODATION:

Set back from the road behind a gravelled fore garden and tarmacadam driveway a porch with a composite door gives access to;

The reception hall, having stairs leading to the first floor accommodation and a door radiating to;

The open plan downstairs living accommodation is great for entertaining and overlooks the front garden. It is light and airy with a feature bay window to the front and an impressive media wall having storage cupboards to the sides.

The centrepiece and beating heart of this wonderful family home is the open plan kitchen/dining area offering a contemporary design with a range of wall mounted and base units, one and a half bowl stainless sink with feature mixer tap over. There is space and plumbing for a washing machine, dishwasher and an integrated oven, and a gas hob having extractor fan angled cooker hood above. There is also a useful walk in understairs storage cupboard and guest WC.

From the dining area there are oversized French doors giving access to the conservatory.

Once entering the conservatory you are greeted with an abundance of light coming from the dual aspect windows and French doors give access to the rear garden.

From the hallway is a door into the study/bedroom four. There is an opening into the wet room, offering versatile living accommodation.

There are two double bedrooms both boasting fitted wardrobes and one single bedroom.

The shower room has been fitted with a contemporary suite to include a double fitted walk in cubicle with mains shower and dual head. There is a floating oversized sink with vanity drawer beneath, low level wc, and a heated towel rail.

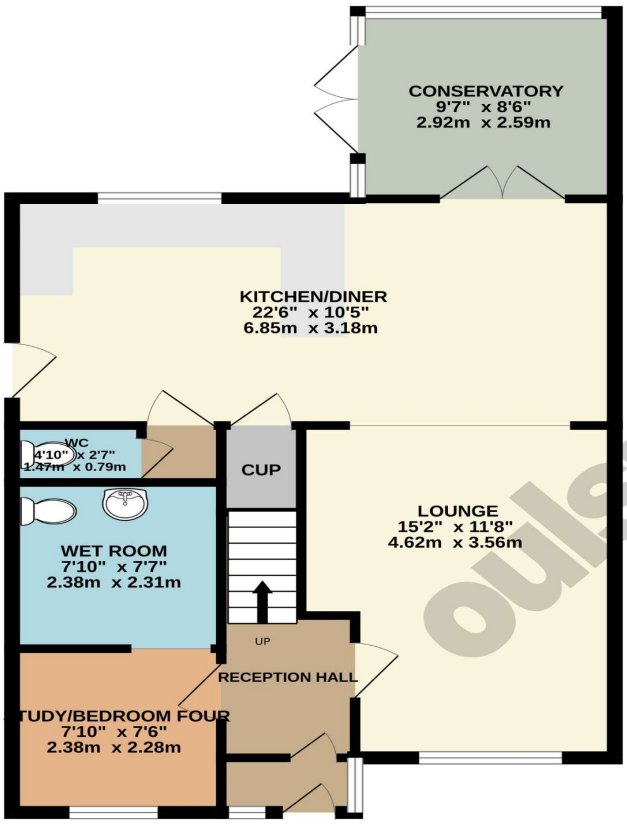
OUTSIDE:

The rear garden offers a large initial patio running the width of the property with the remainder being laid to lawn. There is a further decked seated area perfect for enjoying the summer evenings;

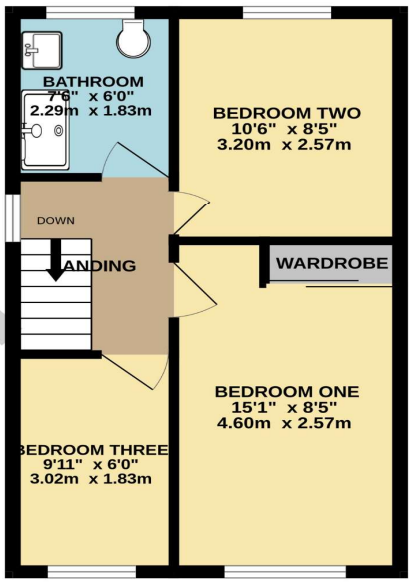




GROUND FLOOR



1ST FLOOR



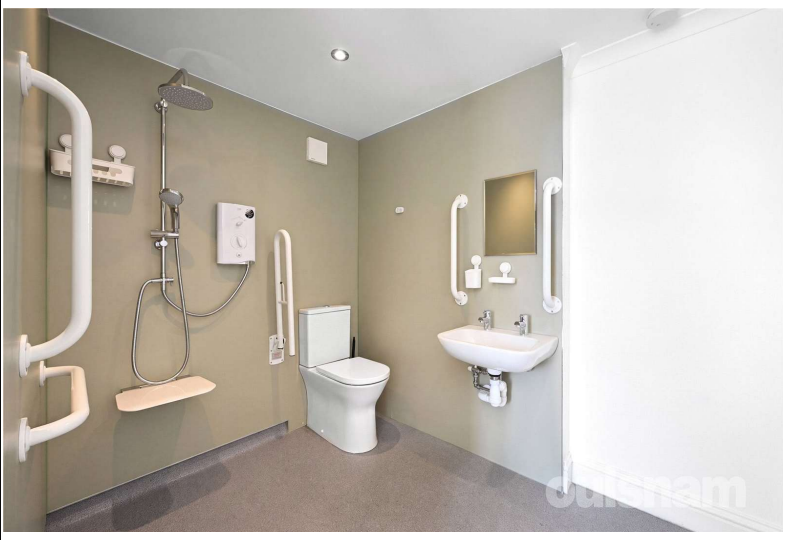
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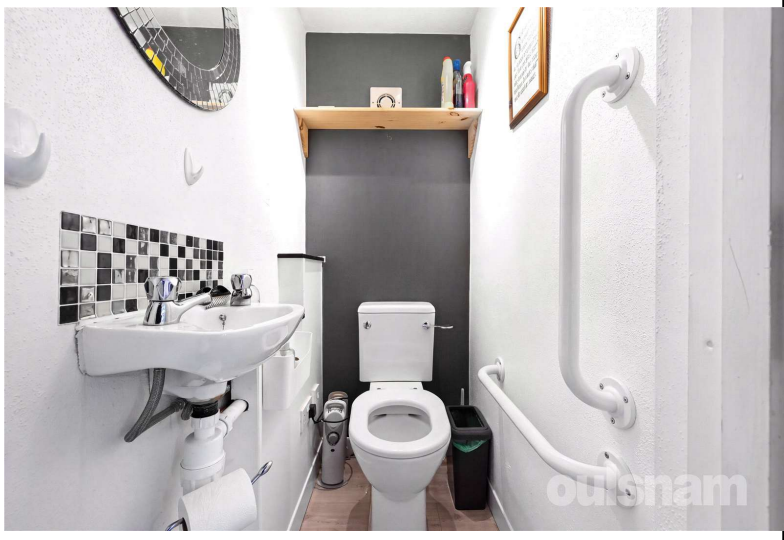
105 MAISEMORE CLOSE!

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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