



Perrymill Lane, Sambourne

Guide Price £700,000



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DESCRIPTION

Hunters are delighted to bring to the market this immaculately presented detached bungalow, set in a substantial sized plot in the highly desired area of Sambourne.

Laid out over approximately 1872 square feet, the property comprises of a porch, a generous entrance hallway, kitchen/breakfast room, utility, laundry room, living room, downstairs shower room, bedroom two and study/fourth bedroom to the ground floor. The first floor includes a Master bedroom, third bedroom/dressing room, en-suite shower room and open eaves providing storage. Outside benefits from an immaculately presented rear garden which is mainly laid to lawn with a patio area, tarmac drive with partially lawned frontage and garage used for storage.

Perrymill Lane located just off Sambourne Lane is located in the heart of the Warwickshire village and civil parish of Sambourne. Sambourne is a beautiful village set in the countryside offering a lovely local pub and village square, 1.6 miles south west of Studley, 4.5 miles south of Redditch and 12 miles north west of Stratford Upon Avon offering an array of amenities such as well regarded schools, shops, public transport, motorway links, doctors and dental surgeries. The village of Sambourne offers the perfect balance between rural and urban living and could be seen as an ideal location.







Total area: approx. 173.9 sq. metres (1872.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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