





'BOSCOLATO'

A wonderful opportunity to purchase a unique and well-proportioned property in need of modernisation and reconfiguring (STPP). Currently a four bedroom home with sizable downstairs accommodation benefitting from a 1/2 acre plot of mature and private gardens. The property is located close to the A435 Alcester Road which makes this an ideal spot for those who wish to commute to Birmingham or need to have good access to the motorway network.

The property has been owned by the same family for over 40 years and currently comprises:- spacious driveway, entrance lobby, hallway, large living room, snug/office, kitchen, separate utility, dining room, games/family room, downstairs master bedroom with dressing area/en suite, family bathroom. The first floor has head restriction areas throughout but offers three further bedrooms (one of which is a single due to its irregular shape) and a WC to service the upstairs accommodation. Outside there is a triple garage and driveway parking to the front of the property. The rear gardens are very deceptive as more than half of the outside space is not visible from the house, but all of which are very useable and surrounded by mature hedgerow, shrubs and trees, making this a very private space.

ENTRANCE LOBBY With useful cloaks cupboard and step leading into:-

HALLWAY With an open tread staircase leading to the first floor accommodation and doors to:-

OFFICE/SNUG A well-proportioned reception room currently utilised as an office with window to the front elevation, door leading through to the Utility Room.

UTILITY ROOM A spacious and useful addition, with fitted worktops and having space and plumbing for washing machine and tumble dryer, fitted cupboards housing the Baxi boiler, door to the rear garden.

DINING ROOM With window to the front elevation and double doors through to :-

SPACIOUS LIVING ROOM A bright dual aspect living room with feature brick fireplace, windows to the front elevation and sliding patio doors leading out into the rear garden.

FAMILY / GAMES ROOM A superb addition to the downstairs accommodation is this large reception room currently being used as a games room, large enough to cater for a full size snooker table! Again, being dual aspect with windows to the front elevation and sliding patio doors leading out into the rear garden.

FITTED KITCHEN Accessed from the hallway via an ornate archway, this bright kitchen has a range of dark wood fitted wall and base level units some with glass displays, double sink unit with mixer tap, integrated fridge, space and plumbing for dishwasher (current one is no longer working), electric range (not tested), window overlooking the rear garden and sliding patio doors leading





directly onto the paved terrace and rear garden beyond. The kitchen offers enough space for a small breakfast table and chairs.

GROUND FLOOR MASTER BEDROOM SUITE Being dual aspect, having windows to both side and rear elevations, benefitting from fitted bedroom furniture and with archway leading through to a dressing area incorporating a built in shower cubicle, wash hand basin and separate WC. Windows to side elevation.

GROUND FLOOR FAMILY BATHROOM Fitted with a white suite comprising, corner shower cubicle, corner Jacuzzi bath, wash hand basin, WC and window to rear elevation.

ON THE FIRST FLOOR Agents Note: the first floor accommodation has restricted head room.

BEDROOM TWO A good size second bedroom, being on two levels and with window to rear elevation overlooking the rear garden.

BEDROOM THREE Another double bedroom with Velux window to the rear.

BEDROOM FOUR Currently used as a store but has in the past been utilised as a single bedroom due to its irregular shape, windows to front elevation.



TRIPLE GARAGE

GARDEN The property sits on a good size, irregular shape plot of approximately 1/2 acre, which offers lots of potential to landscape. Surrounded by lots of mature trees and hedgerows, there is so much scope to make this into a very useable and pretty garden.

ADDITIONAL INFORMATION

TENURE: FREEHOLD purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the 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: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 are advised to recheck the measurements. Aerial boundary shots are approximate.

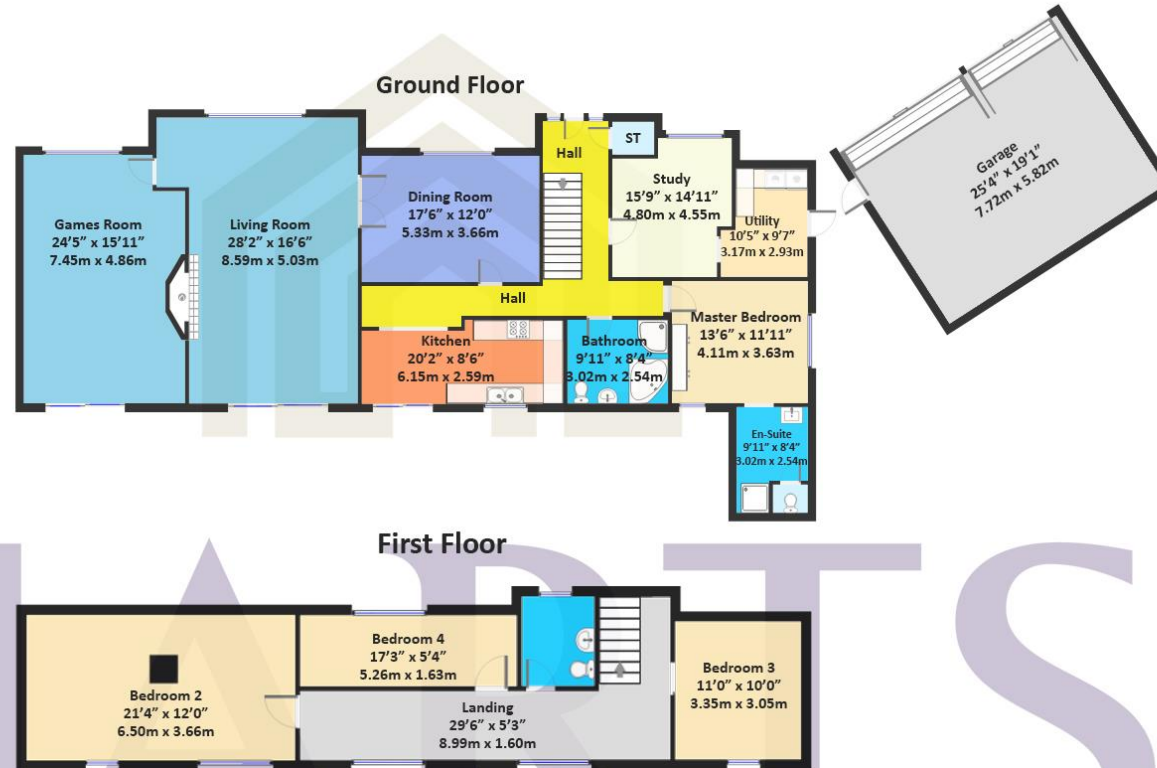
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total Area 261 square metres / 2,810 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

