

# DRAKES

ESTATE AGENTS



Spindle Lane, Dickens Heath, B90 1RP

£475,000

- A Much Improved End-Town House
- Four Bedrooms
- Lounge
- Re-fitted Dining Kitchen
- Guest WC
- Modern Jack & Jill Bathroom
- Re-fitted Ensuite Shower
- Landscaped Rear Garden
- Garage & Off Road Parking
- Overlooking Stratford upon Avon Canal



SCAN TO VIEW  
VIRTUAL TOUR

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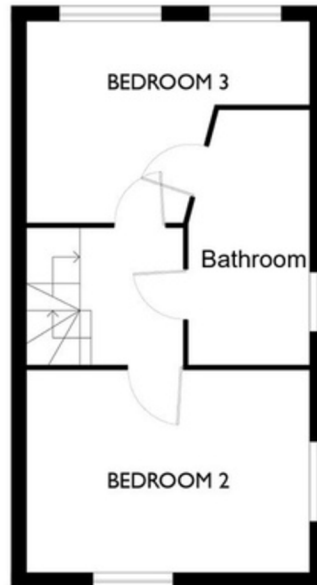


- Dining Kitchen to rear - 4.22m x 3.02m (13'10" x 9'11")
- Lounge to front - 4.24m x 3.12m (13'11" x 10'3")
- Bedroom One to front - 4.19m x 3.58m (13'9" x 11'9") max + wardrobes
- Ensuite to side - 1.78m x 1.37m (5'10" x 4'6")
- Bedroom Two to front - 3.12m x 4.24m (10'3" x 13'11")
- Bedroom Three to rear - 4.24m max 2.31m min x 3.05m max 1.39m min (13'11" max 7'7"min x 10'0" max 4'7"min)
- Jack & Jill Bathroom to side - 3.73m x 1.85m (12'3" x 6'1") max
- Bedroom Four to rear - 2.18m x 4.22m (7'2" x 13'10")

A much improved end-town house set in a delightful, quiet location overlooking Stratford Upon Avon Canal with well-appointed accommodation comprising in brief of reception hall, lounge, re-fitted dining kitchen, guest WC, master bedroom with a re-fitted ensuite shower room, three further bedrooms, modern jack-and-jill bathroom, landscaped rear garden, garage and a driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: E  
EPC Rating: D  
Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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