Dixons Hill Close, Welham Green, AL9 7EF

£350,000

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Dixons Hill Close, Welham Green

Guide Price £350.000-£375.000

Grade two listed two double bedroom, two reception room detached character cottage thought to date back to 1771 offered for sale for the first time in decades with no chain.
This delightful cottage is situated in a cul de sac on the edge of the village with a level walk to the village centre and train station.

Offering tremendous potential and requiring extensive refurbishment this characterful home briefly comprises of a lounge with inglenook fireplace, a separate dining room with feature fireplace, kitchen, two first floor double bedrooms and a wc which could be adapted to provide a bath/shower room (Stpp), the property does benefit from gas radiator central heating.

Outside there are gardens to the front sides and rear, and a detached garage and private parking for two vehicles. Please note you may not be able to mortgage this property in its current condition.

Available to cash purchase only.

Please call 01707 270777 to arrange your viewing.

Lounge
Entrance door and window to front, feature inglenook fireplace, radiator, door with staircase to first floor, door to dining room and door to kitchen.

Dining Room
Window to front, radiator, fireplace.

Kitchen
Fitted with wall and base units, complimentary work surfaces, space for fridge/freezer, washing machine and cooker, floor standing gas fired boiler, window to side, door to side.

Landing
Door to wc and opening to two.

Bedroom One
Window to front, radiator, wardrobe recess.

Bedroom Two
Window to front, radiator.

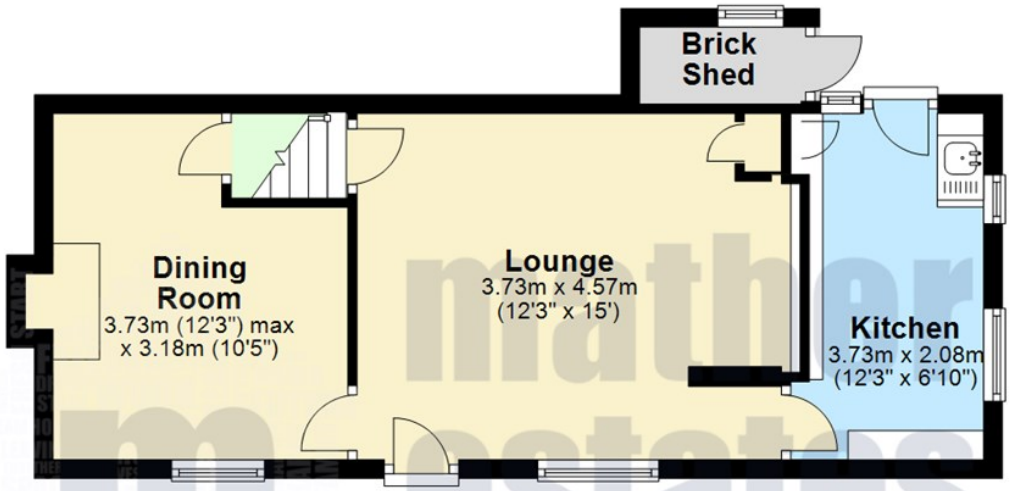
Wc
Wc, wash hand basin.

Front, Side & Rear Gardens
Mainly laid to lawn, flower and shrub beds, various evergreens, picket fence to front boundary, timber shed, brick built outhouses.

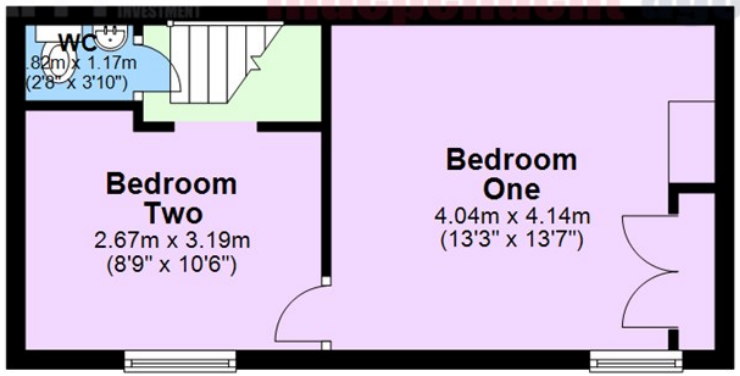
Detached Garage & Private driveway
Private driveway for two vehicles giving access to a detached garage with up and over door and personal door to side.

Please Note
Due to the condition of this property and its lack of full bath/shower facilities, the property may not be able to be mortgaged in its current condition. please consult your mortgage company/surveyor.

Ground Floor



First Floor



Total area: approx. 67.8 sq. metres (729.8 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

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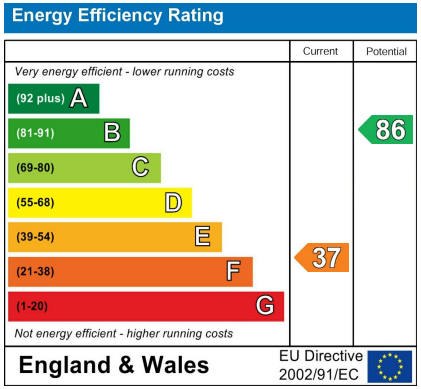

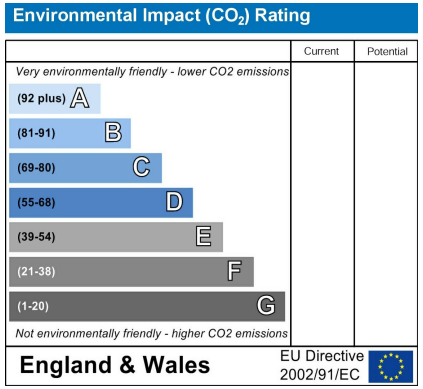

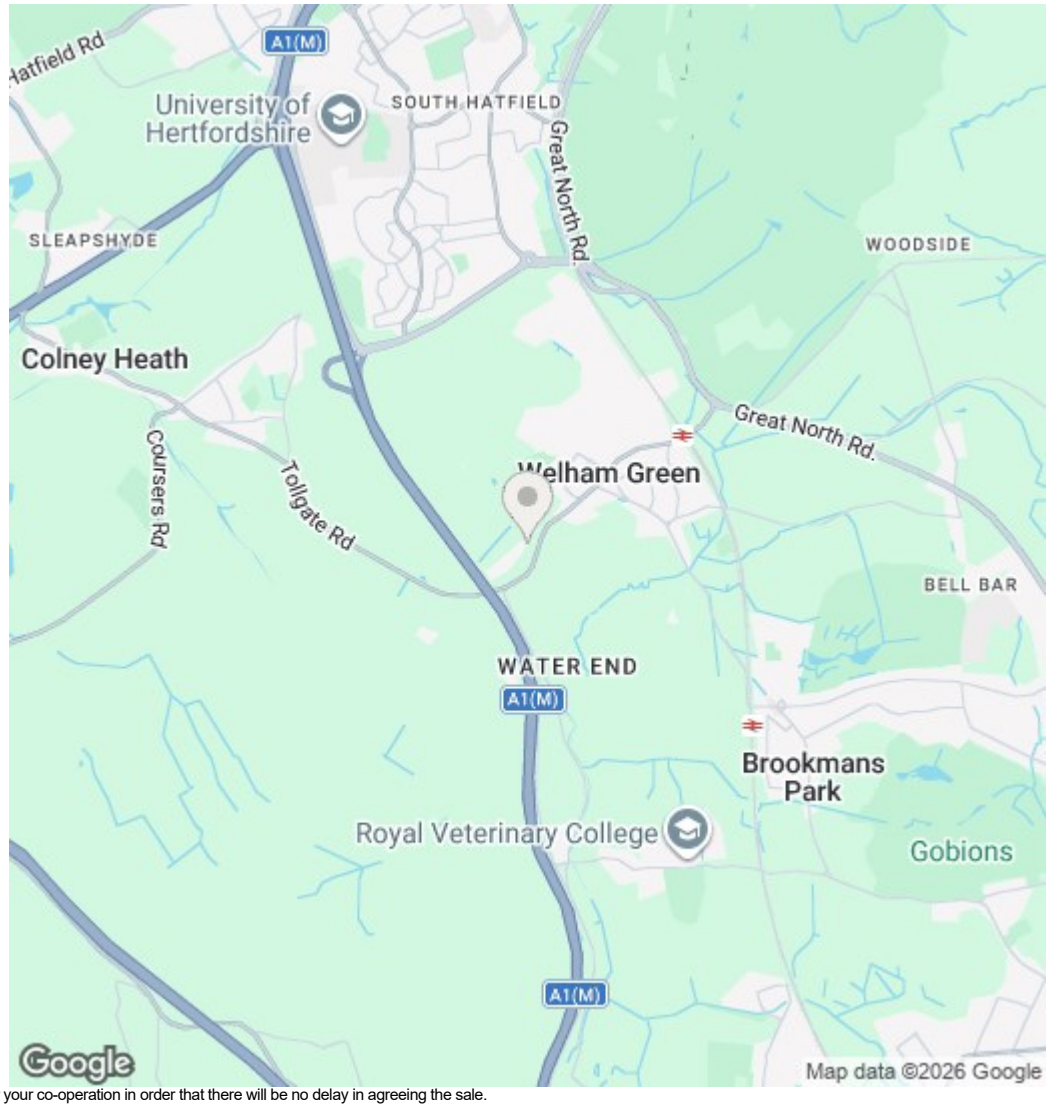

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2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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