



WILLOW GROVE, LONG ITCHINGTON

SOUTHAM, CV47 9FE

GUIDE PRICE £280,000
FREEHOLD

Set on the outskirts of the highly desirable village of Long Itchington is this charming two-bedroom cottage. With a variety of amenities on its doorstep and excellent road links nearby, this quaint home has much to offer its next owners.

WILLOW GROVE

- Well Presented • Charming Cottage • Great Village Location • Substantial Garden • 2 Double Bedrooms • Downstairs Bathroom • Off Road Parking • Great Road Links Nearby • Close To Amenities



Ground Floor:

-Upon entering the property, you are welcomed into the attractive lounge, which is flooded with natural light and complemented by a feature log burner.

-Leading through to the centre of the home, you will find the separate dining room, finished with a feature stove that adds a real sense of charm to the space, along with an understairs storage cupboard.

-Located at the rear of the home is the attractive kitchen complete with a range of wall and base units and is fitted with an integrated electric oven, hob, dishwasher, and under-counter space for additional white goods.

-A utility space just past the kitchen conveniently provides access to the rear garden.

-The downstairs accommodation also includes the bathroom, which is fully fitted with a tiled suite and features a shower over the bath, hand basin, and W/C.

First Floor:

-The upstairs accommodation comprises two double bedrooms, one featuring fitted wardrobes and the other a handy storage cupboard.

-The property also benefits from a substantial loft space, complete with a Velux window, providing an ideal area for storage.

Garden, exterior and further property information:

-Leading outside, the home is blessed with a substantial rear garden, laid to lawn with a patio area and established foliage borders, offering a real sense of privacy. The garden also benefits from two gardener's sheds.

-This lovely property also benefits from gas central heating, double glazing throughout, and off-road parking.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: C

EPC:D

Vendor Disclosure: To the vendor's knowledge, the property has experienced flooding on two occasions. An independent flood survey has been conducted to determine the likely cause, and remedial works have been carried out. For further details, please contact your agent.



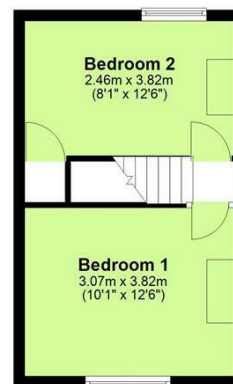
WILLOW GROVE



Ground Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



First Floor
Approx. 24.7 sq. metres (266.1 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk