



Connells

Church Field Cottages Langley Road
Claverdon WARWICK

Church Field Cottages Langley Road Claverdon WARWICK CV35 8PX

for sale guide price
£475,000



Property Description

A gorgeous three bedroom cottage offering a wealth of charm and original features. This lovely home has a lounge with a log burner, perfect for cosy evenings. An extended kitchen with original beams and a door leading into the large rear garden. Additionally, there is a conservatory with plenty of natural light. Upstairs, there is a family bathroom, two double bedrooms and a further single bedroom.

The garden is generous in size, mainly laid to lawn with an outbuilding.

Claverdon is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Claverdon Station & Hatton Station. Claverdon is located within a 10 minute drive to the M40 motorway, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

There is great local access to Warwick, Stratford upon Avon, Kenilworth, Solihull and Henley in Arden. Claverdon is approximately a 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

17' 2" x 12' 2" (5.23m x 3.71m)

Window to front and rear, log burner and carpeted flooring.

Kitchen

12' 2" x 11' 9" (3.71m x 3.58m)

Fitted with a range of wall and base units with work surface over, space for oven, fridge freezer and dryer. Original beams, tiled splashback, window to front and rear and door to rear.

Landing

Window to rear and carpeted flooring.

Bedroom One

9' 6" x 9' 1" (2.90m x 2.77m)

Window to front and carpeted flooring.

Bedroom Two

8' 1" x 7' 7" (2.46m x 2.31m)

Window to rear and carpeted flooring.

Bedroom Three

9' x 4' 2" (2.74m x 1.27m)

Window to rear, loft hatch and carpeted flooring.

Bathroom

WC, Wash hand basin, bath, cupboard and window to front.

Rear Garden

Southeast facing garden, mainly laid to lawn, side access, patio and shed.

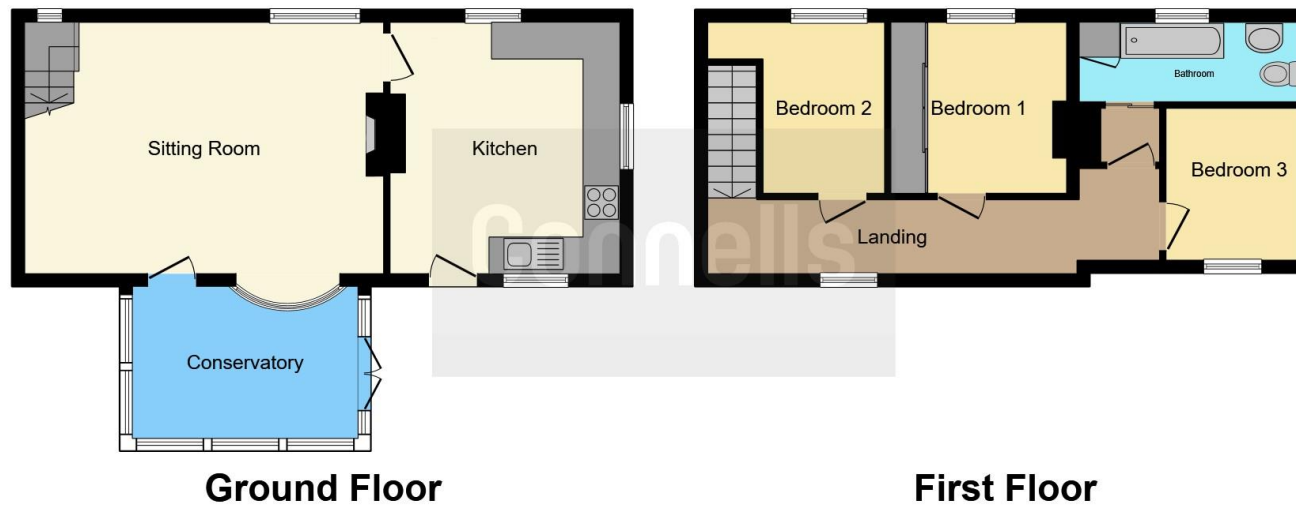
Outbuilding

Sliding door to side and tiled flooring.









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107198



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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