



Mill Lane, Little Shrewley

Guide Price £685,000



PROPERTY OVERVIEW

This recently extended, refurbished and remodelled three / four bedroom detached cottage is located in the peaceful village of Little Shrewley and is ideally situated for access to Warwick, Solihull, Knowle, Kenilworth and the surrounding areas. Being beautifully presented throughout with a combination of character features and contemporary design the accommodation provides potential purchasers with: canopy porch, entrance hallway, large dual aspect living room, dining room, recently re-fitted kitchen with underfloor heating, utility room, study / bedroom four and to the first floor three bedrooms and a modern family bathroom.

Outside the property has a gated driveway and large foregarden landscaped with mature shrubs and trees and to the rear is a private courtyard area with brick outbuilding for storage or possible conversion potential (STPP).

Viewing of this rural character cottage is strictly by appointment only with Xact on 01676 534 411.





PROPERTY LOCATION

Little Shrewley is near to the village of Hatton, nestling amongst Warwickshire countryside and within easy reach of Warwick (3 miles) and Leamington Spa (5 miles). In addition, Stratford upon Avon, Kenilworth and Coventry are easily accessible via the Warwick by-pass some 2 miles distant and the market town of Henley in Arden is also within easy reach. Further afield, Solihull, Birmingham and London can all be reached via the M40 and M42 motorway network which, in turn, leads to the M1, M6 and M5. The National Exhibition Centre, Birmingham International Airport and Railway Station are within approximately twenty minutes drive. Warwick Parkway Station is a short drive away and provides a direct service to Birmingham, Solihull and London Marylebone.



Council Tax band: F

Tenure: Freehold

- Detached Rural Cottage
- Recently Extended & Remodelled
- Well Presented Throughout
- Three / Four Bedrooms
- Living Room, Dining Room + Study / Bedroom Four
- Landscaped Garden, Courtyard & Storage Outbuilding



CANOPY PORCH

ENTRANCE HALLWAY

WC

5' 1" x 3' 1" (1.55m x 0.93m)

LIVING ROOM

21' 2" x 15' 3" (6.45m x 4.65m)

DINING ROOM

11' 6" x 11' 0" (3.50m x 3.35m)

KITCHEN

13' 9" x 11' 4" (4.20m x 3.45m)

UTILITY ROOM

11' 4" x 4' 11" (3.45m x 1.50m)

STUDY / BEDROOM FOUR

9' 10" x 9' 0" (3.00m x 2.75m)

FIRST FLOOR

BEDROOM ONE

12' 6" x 11' 0" (3.80m x 3.35m)

BEDROOM TWO

11' 6" x 7' 3" (3.50m x 2.20m)

BEDROOM THREE

10' 1" x 7' 10" (3.07m x 2.40m)

BATHROOM

7' 1" x 6' 7" (2.15m x 2.00m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 125.0 sq.m. = 1345 sq.ft. approx.

OUTSIDE THE PROPERTY**PRIVATE COURTYARD AREA****STORE**

12' 2" x 9' 6" (3.70m x 2.90m)

SECOND STORE

7' 7" x 4' 3" (2.30m x 1.30m)

ITEMS INCLUDED IN SALE

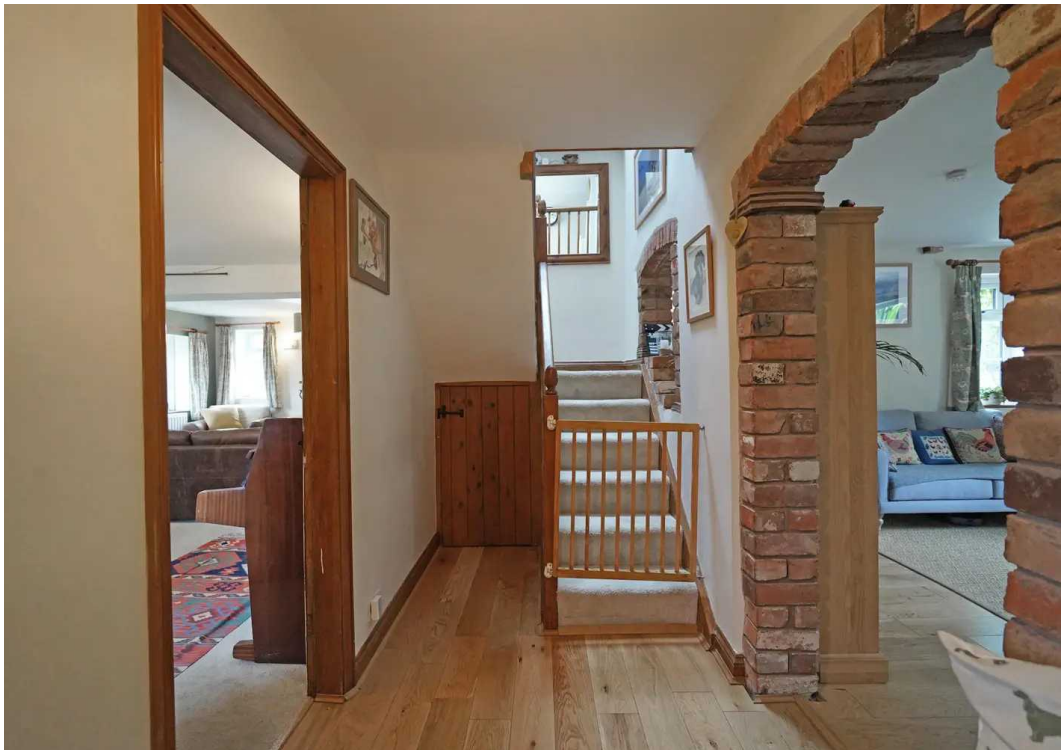
Fridge freezer, dishwasher, all carpets, fitted wardrobes in one bedroom, all light fittings, outbuilding and underfloor heating in the kitchen. The greenhouse is subject to negotiation.

ADDITIONAL INFORMATION

Services - oil and mains sewers. Broadband - Vodafone. Loft space - with ladder and lighting.

MONEY LAUNDERING REGULATIONS

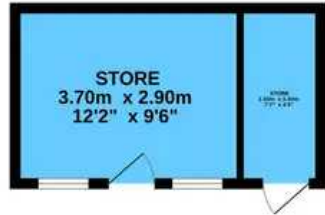
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



OUTBUILDINGS

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 125.0 sq.m. (1345 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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