



**8 Blackwell Lane**

Warwick **CV35 7SU**

Guide Price £238,000

# 8 Blackwell Lane

## Hatton Park

This well presented semi-detached property is offered as a 70% shared ownership under The Warwickshire Rural Housing Association and is offered with no onward chain. It is a leasehold property further details of which can be found in the Tenure section of this brochure. Located on the ever popular Hatton Park development upon this quiet cul de sac, the property offers well proportioned accommodation throughout. Upon entry is the entrance hallway with solid timber flooring which continues through to the living room and in turn dining kitchen with doors out to the garden. There is also a handy ground floor cloakroom / wc. The first floor has three bedrooms in total and a well equipped bathroom; all presented to a lovely standard with newly laid carpets. Externally benefiting with front garden, tandem driveway and deceptively large rear garden.

### LOCATION

Hatton Park is an attractively laid out development occupying an elevated setting within easy reach of nearby Warwick and Warwick Parkway station, making it ideal for commuters and regular rail users. Easy access to the M40 motorway at its intersection with the A46 is also a significant advantage. The development itself comprises an attractive range of modern properties grouped around the converted Victorian buildings that originally formed Hatton Hospital. The development has the benefit of its own local convenience store. It is also within a short walk of the famous Hatton Locks together with Hatton Village Hall and Hatton Country World. Birmingham Airport is also within easy reach.

### ON THE GROUND FLOOR

#### Entrance Hallway

3.15m x 0.98m (10'4" x 3'2")

A welcoming entrance hallway with solid timber flooring, stairs rising to the first floor and doors leading off to :-

#### Cloakroom / WC

1.46m x 0.91m (4'9" x 2'11")

Having a modern white suite with low level flush WC, wash hand basin, tiled flooring and newly fitted heated towel rail.

#### Living Room

3.95m x 3.54m (12'11" x 11'7")

A well proportioned living room with solid timber flooring throughout, large bay window to the front,

handy storage beneath the stairs and large opening leading into the dining kitchen.

#### Dining Kitchen

4.50m x 2.85m (14'9" x 9'4")

A bright and airy kitchen positioned to the rear of the property with doors leading out to the gardens. It has been fitted with a modern kitchen having a selection of white eye level and base units with complementary work tops with tiled splash backs. The flooring has been laid with a durable Amtico in a tiled design. There is an integrated electric oven with gas hob and extractor hood. There are spaces for a stand up fridge freezer and also plumbing for washing machine and dish washer.

### ON THE FIRST FLOOR

#### Landing

2.66m x 1.82m (8'8" x 5'11")

A bright and spacious landing with newly laid carpets, double glazed window to the side, access to the loft and doors leading off to all rooms.

#### Bedroom One

3.56m x 2.60m (11'8" x 8'6")

This double bedroom is decorated to a lovely standard with newly laid carpets and large double glazed window affording views out to the front.

#### Bedroom Two

3.30m x 2.60m (10'9" x 8'6")

Set to the rear of the property with a lovely green outlook and once again decorated to a lovely standard with newly laid carpets.

### Features

Semi Detached Property

Shared Ownership 70% Share

No Onward Chain

Well Presented Throughout

Well Proportioned Living Room

Dining Kitchen

Three Bedrooms

Driveway Parking

Quiet Cul de Sac Position

Good Sized Rear Garden



### Bedroom Three

2.44m x 1.65m (8'0" x 5'4")

This single bedroom is located to the rear and has some lovely green views.

### Bathroom

2.50m x 1.80m (8'2" x 5'10")

This family bathroom has been fitted with a modern suite including a bath with shower over, wash hand basin and low level flush WC. The flooring and walls have been tiled and there is a heated towel rail. Finally a handy airing cupboard offers valuable storage.

### OUTSIDE

#### Front

The front offers a lovely front garden with pathway leading to the front door. To the side there is a tandem driveway which offers rear access.

#### Rear

There is a deceptively spacious rear garden with a mix of paved patio areas and lawns.

### TENURE / MAINTENANCE / SHARED

The property is a sharehold leasehold property and is sold with a 70% shared ownership. The property has 80 years remaining on the lease and the total monthly rent covering the remaining 30% share is £30.85 per calendar month payable to Warwickshire Rural Housing Association.

### DIRECTIONS

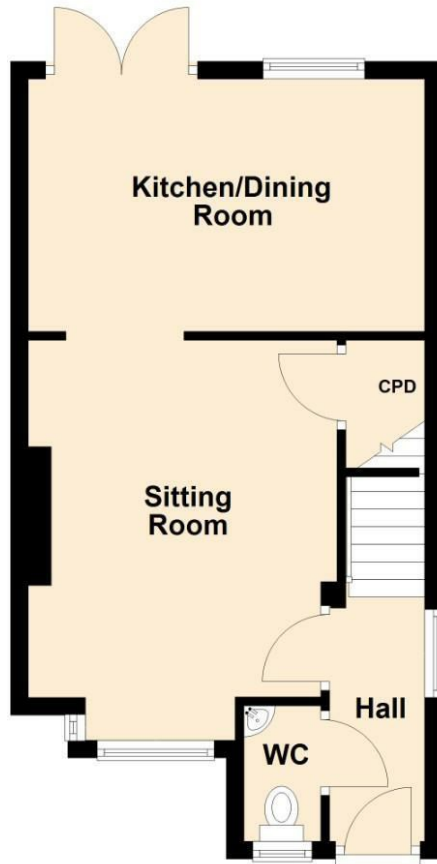
Please use postcode CV357SU for satellite navigation purposes.



## Floorplan

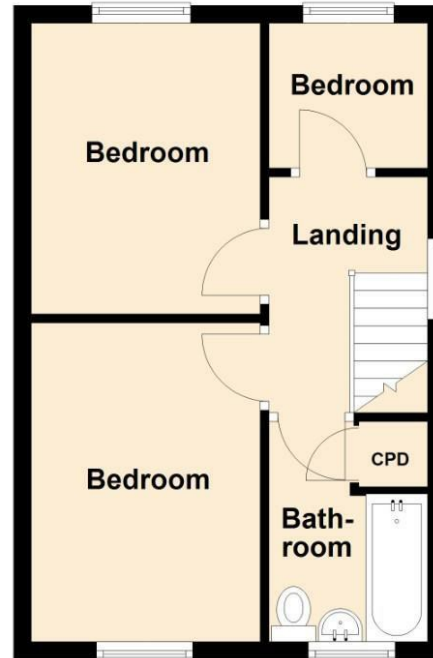
### Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.9 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

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

Energy Efficiency Rating Summary: Current rating is 71 (C), Potential rating is 88 (B).

## Contact us

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## Visit us

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