



5 Shawbury Village, Shustoke, Warwickshire, B46 2RU

HOWKINS &
HARRISON

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Shustoke,
Warwickshire, B46 2RU

Guide Price: £950,000

An impressive five bedroom detached residence situated within an exclusive private development in a much sought after rural location. Approached via a security double gated entrance into the development, number 5 occupies a generous size plot and benefits from versatile internal accommodation extending to just under 3000 sqft, a triple garage and delightful front and rear gardens.

Viewing is highly recommended.

Features

- Detached family home
- Exclusive security gated development
- Sought after rural village location
- Four reception rooms including large games room
- Five bedrooms and three bathrooms
- Ground floor accessible wet/shower room
- Kitchen breakfast room
- Larger than average garden plot
- Triple garage and driveway



Location

Located within the area of Shawbury village, close to Shustoke, this impressive property is nestled in idyllic countryside, just 30 minutes drive from Birmingham City Centre. The M6, M6 Toll road and M42 are all within very easy reach and a regular fast train service runs to London Euston from the nearby city of Coventry making this ideal for commuters.

Shustoke village has a primary/junior school which has had good Ofsted reports and there is a free bus transport service. At secondary school level, pupils usually travel to the Coventry Foundation schools of Bablake and Henry VIII or the many highly rated schools around Solihull or Birmingham.

Coleshill – 4.9 miles

Coventry - 8.8 miles

Sutton Coldfield – 14.3 miles

Solihull – 13.3 miles

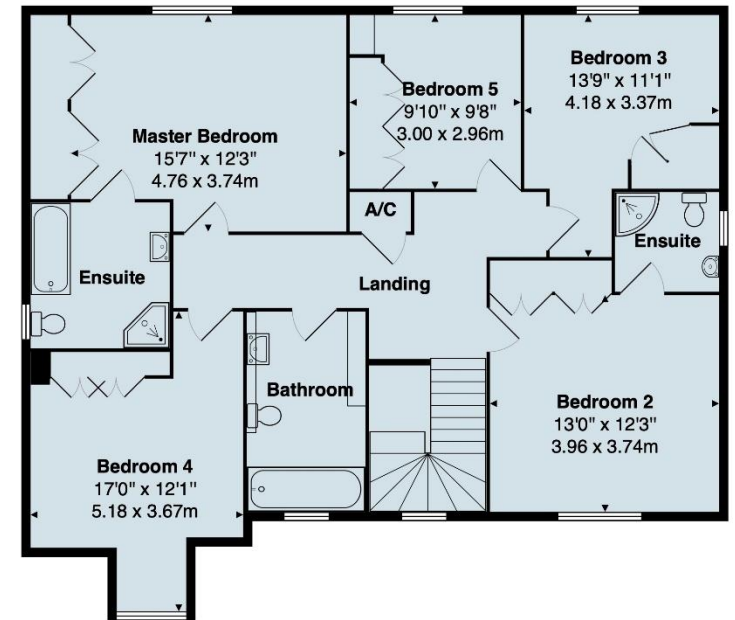
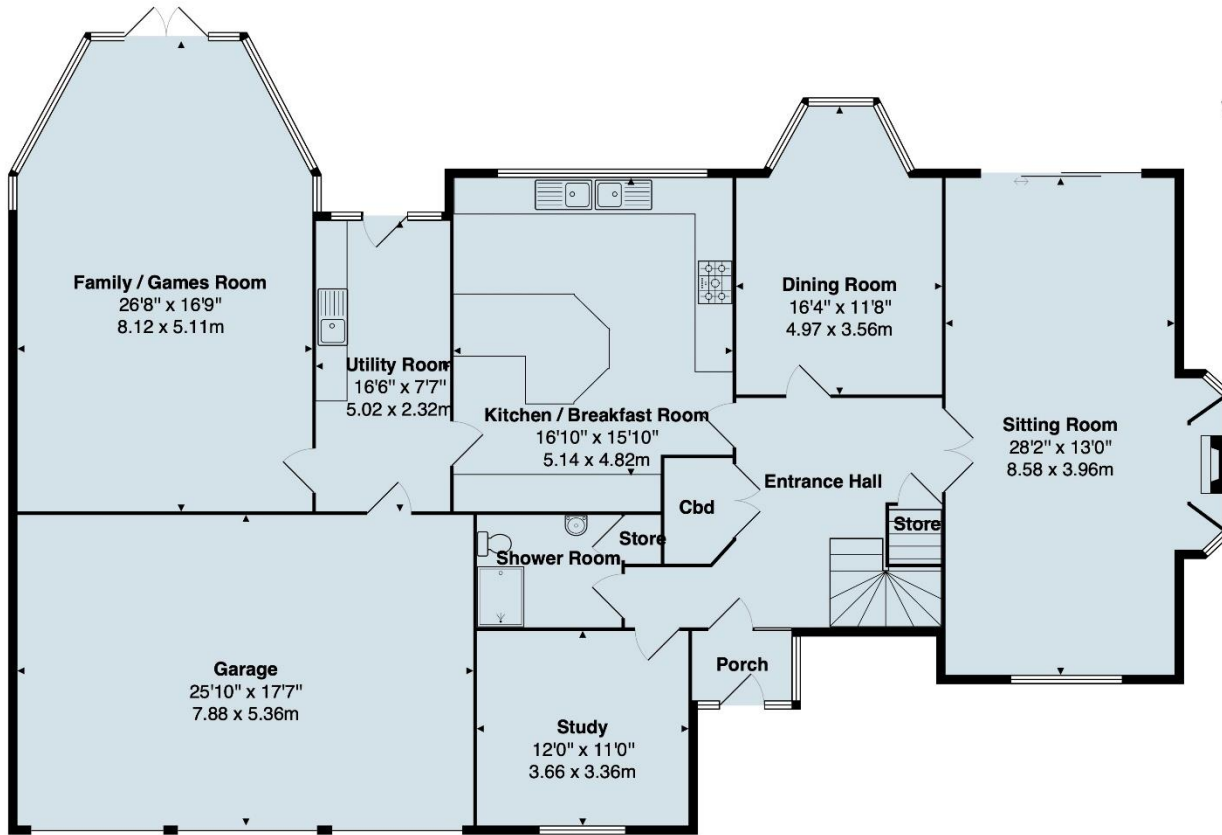
Birmingham – 16.1 miles

Birmingham International Airport - 10.7 miles



Accommodation Details - Ground Floor

Entrance porch leading into an imposing entrance hall with staircase rising to the first floor and doors leading off to:- cloaks cupboard, under stairs cupboard and an accessible ground floor wet/shower room/WC with tiled wall surround and tiled flooring. From the hallway there are double opening doors leading off to a spacious double aspect sitting room with double glazed windows to front elevation double glazed patio doors to the rear garden and an attractive fire place with log burner. There is a separate study with double glazed window to the front elevation, a dining room with double glazed bay window to the rear elevation overlooking the gardens and a large kitchen breakfast room. The kitchen area has a quality range of eye level and base units, granite preparation surfaces incorporating a ceramic hob, adjacent grill and deep fat fryer with an extractor hood above. A further range of integrated appliances including warming drawer, a large granite surface breakfast bar, tiled flooring and a utility room having a range of eye level and base units and a door leading to the rear garden. The triple garage can be accessed via the utility room and a door leads into a large family/games room with double glazed windows to the rear elevation and double glazed French doors to the gardens.



1st Floor
Area: 1136 ft² ... 105.5 m²

Ground Floor
Area: 1821 ft² ... 169.2 m²

Total Area: 2957 ft² ... 274.7 m² (excluding garage)
All measurements are approximate and for display purposes only



First Floor

Off the main hallway a staircase rises to the first floor landing with airing cupboard, access to boarded roof void/storage and doors leading off to all five excellent size bedrooms, the main bedroom and bedroom two both enjoying en-suite facilities. All five bedrooms benefit from a range of fitted furniture and bedrooms three, four and five are serviced by the family bathroom comprising a panel enclosed bath with shower and shower screen over, low flush WC with concealed cistern, vanity wash hand basin with mirror and light above finished with complementary tiling.

Outside

Externally this small development of just ten bespoke properties is approached via security double gates leading to the main drive. No 5 has delightful walled front gardens and driveway giving access to the triple garage providing ample parking and storage within the boarded roof space. There are extensive rear gardens mainly laid to lawn with paved patio areas and a variety of trees and shrubs.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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