



Cherry Trees Tamworth Road, Nether Whitacre, Warwickshire, B46 2DP

Guide Price £695,000

An impressive four bedroom detached bungalow occupying a generous size plot. Having well proportioned internal accommodation the property is approached via a secure wrought iron gated entrance leading to an excellent frontage and parking for several vehicles. The property is situated within a sought after location and there are extensive rear gardens with open views to the rear.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

Situated within this sought after rural village, lying on the edge of an unspoilt rural landscape. The property benefits from a quiet spot that has total convenience in travel terms with Birmingham 15 miles, Coleshill 3 miles, the M42 (J9) 4 miles allowing direct access to the national motorway system. Birmingham airport can be reached within 15 minutes, the National Exhibition Centre is close at hand and mainline railway stations are to be found at Birmingham International, Nuneaton and Tamworth.

Sporting facilities are well catered for in the area with The Belfry at Sutton Coldfield, racing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

Atherstone - 8.7 miles
Tamworth - 8.7 miles
Sutton Coldfield - 10.5 miles
Nuneaton - 11.6 miles

ACCOMMODATION DETAILS

Entrance porch with door leading through to the entrance hall which has a range of built-in cupboards, staircase into eaves room, polished wood flooring and doors off to:- open plan lounge/dining room with the lounge area having double glazed patio doors to the rear garden, feature fireplace with living flame gas fire, fitted drinks bar and the dining area has a window to front elevation, polished wood flooring and door through to the kitchen/breakfast room. This room has a comprehensive range of eye level and base units, granite preparation surfaces with complementary uplifts, cooker with extractor hood above, granite flooring, inset ceiling lighting and double glazed window to the front elevation over looking the front gardens. A further door leads through to the family room/annexe with both double glazed patio doors and French doors leading onto the rear garden, an attractive 'Inglenook' fireplace with log burner, open faced brick surround, tiled hearth and polished wood flooring. A door leads off to utility room with plumbing and space for washing machine and tumble dryer with additional work surface area and floor to ceiling storage cupboards, Off here is a shower room with tiled shower cubicle with screen, low flush WC, wash hand basin and complementary tiling.

From the main entrance hall there are doors leading off to a main bedroom having a range of fitted wardrobes, double glazed patio doors to the rear garden, polished wood flooring and an en-suite bathroom with jacuzzi bath, vanity wash, hand basin, low flush WC and marble tiling. Finally, three further excellent size bedrooms and a family bathroom with panel enclosed bath having shower and shower screen above, low flush WC, pedestal wash hand basin, and both the floor and walls are covered with high end marble.

OUTSIDE

Externally, the property is approached via an electrically operated wrought iron gated entrance leading to ample parking for several vehicles. There are extensive rear gardens backing onto countryside.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - G

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison Tel: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.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

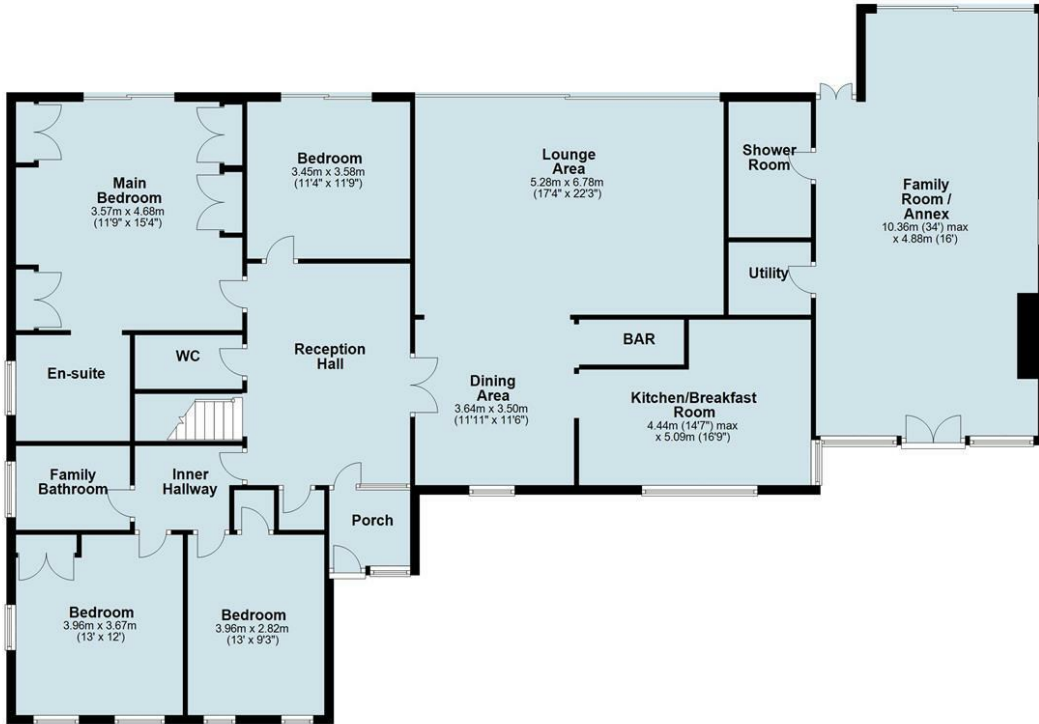
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

Important Information

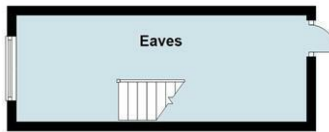
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.



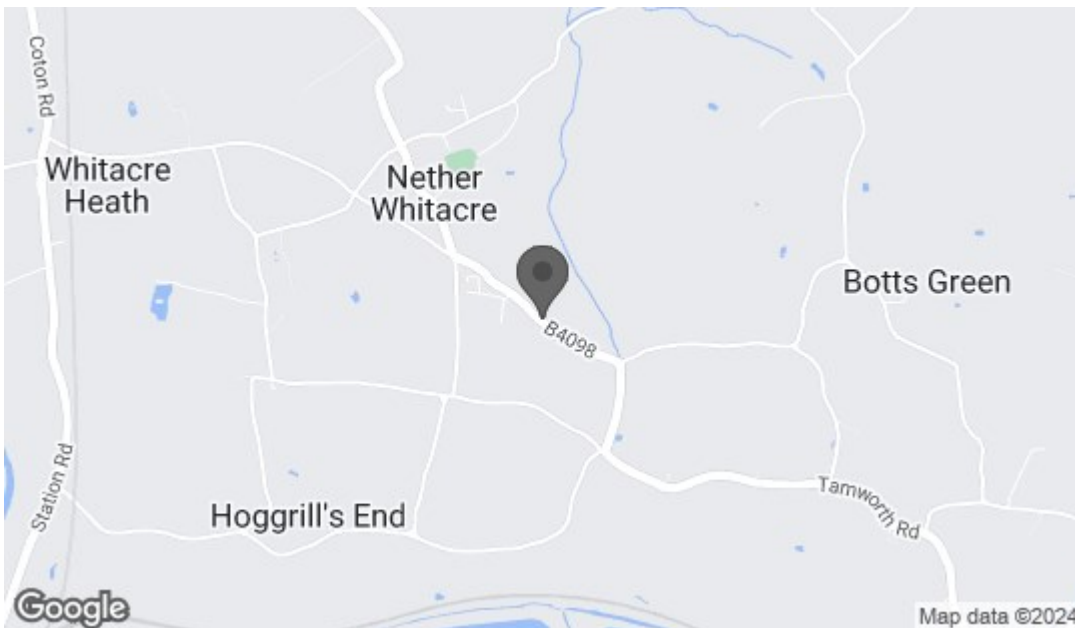
Ground Floor
Approx. 233.6 sq. metres (2514.3 sq. feet)



First Floor
Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 248.5 sq. metres (2674.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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