



13 Hurley Common, Hurley, Warwickshire, CV9 2LS

HOWKINS &
HARRISON

13 Hurley Common,
Hurley, Warwickshire,
CV9 3LS

Guide Price: £189,950

A character, two bedroom terraced property situated within a sought after residential location. Benefiting from a generous size garden plot, detached outbuilding and parking for several vehicles.

An early internal viewing is strongly recommended.

Features

- Popular residential location
- Character terraced home
- Lounge and kitchen/breakfast room
- Two first floor bedrooms & shower room
- Detached outbuilding
- Generous size garden plot

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Land App



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Location

The property is located in the village of Hurley. Local convenience stores are available in both Hurley and nearby Wood End. More comprehensive facilities can be found at Atherstone approximately 5 miles distant or at Coleshill approximately 6 miles. Communications are fairly quick and convenient with junction 10 of the M42 motorway being approximately 5 miles distant at Tamworth giving access to the Midlands motorway network.



Accommodation Details – Ground Floor

Front door and entrance porch with door leading into a lounge with double glazed window to the front elevation, feature fireplace with raised hearth and mantle above and staircase rising to the first floor. There is a kitchen/breakfast room with a range of wall and base units, bevelled edge preparation surfaces with complementary tiling, built in oven and hob with extractor hood above, plumbing for washing machine and double glazed window to the rear elevation.

First Floor

From the lounge a staircase rises to the first floor landing with doors off to both good size bedrooms with bedroom two having an en-suite shower room with shower cubicle and shower screen, low flush WC and wash hand basin.

Outside

Externally there is a shared drive leading to a double gated entrance to the property with its own private parking and extensive lawned gardens with variety of trees and shrubs. There is a summer house and a large detached outbuilding.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

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

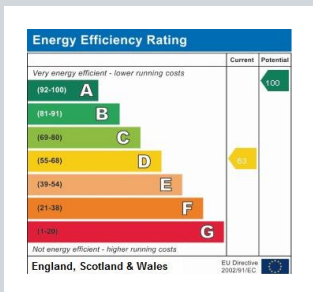
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

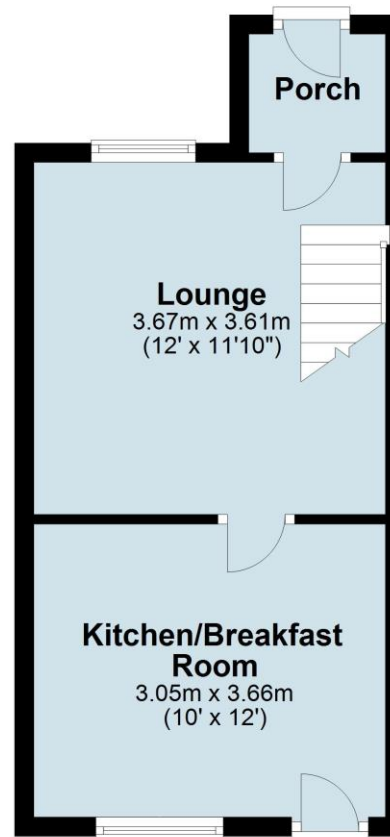
North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

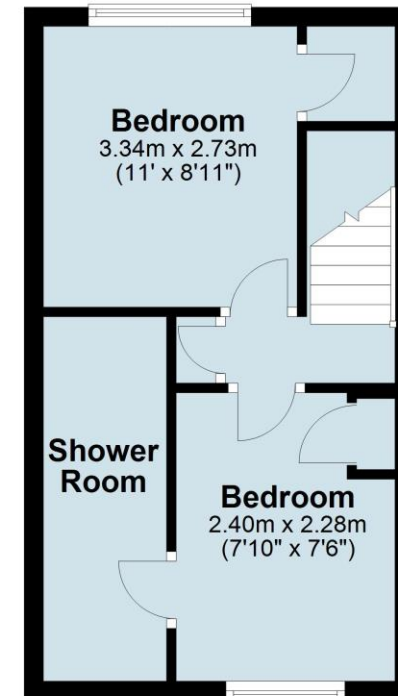
Band - B



Ground Floor



First Floor



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