



13 Birmingham Road,, Ansley, Nuneaton, CV10 9PS

Guide Price £279,000

A character three bedroom semi detached property dating back to 1820, situated within a semi-rural location backing onto open fields. Having charm and character and the benefit of two separate reception rooms, the lounge having a feature fireplace with log burner. To the first floor there are three good size bedrooms and a family bathroom. An early internal viewing is strongly recommended.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

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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

The property is situated in a picturesque rural location, just under 5 miles to the South West of the town of Atherstone. The rural yet accessible location make it an ideal spot for those commuting to and from Birmingham and beyond. The Midlands motorway network is within easy reach and the M42.M6 interchange is approx. 7 miles South West.

The market town of Atherstone has a host of independent and quirky retail shops alongside banks and supermarkets, both Nuneaton and Atherstone have train stations with direct links into London.

Travel Distances

Atherstone – 4.7 miles

Coventry – 11.0 miles

Leicester – 31.0 miles

Birmingham International Airport – 14.1 miles

ACCOMMODATION DETAILS - GROUND FLOOR

Dining entrance hall with window to the front elevation, open fireplace with feature surround and mantle above, separate lounge with inset fireplace and log burner, raised tiled hearth and double opening French doors to the rear garden. The kitchen has a comprehensive range of eye level and base units, ample preparation surfaces with complementary tiling, stainless steel single bowl sink unit, ceramic hob with extractor hood above, built in single oven and window to the rear elevation. Finally there is a WC and wash hand basin accessed from the French doors in the lounge area.

FIRST FLOOR

The staircase rises off the kitchen to a first floor landing with doors off to all three good size bedrooms and a family bathroom featuring a corner bath, complementary tiling, tiled shower cubicle with shower screen, low flush WC and pedestal wash hand basin.

OUTSIDE

Outside there is a delightful rear garden mainly laid to lawn with external lighting and there is a brick built garden shed, all backing onto open fields.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison

Tel:01827-718021 Option 1

Tel:01530-410930 Option 1

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - B

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.

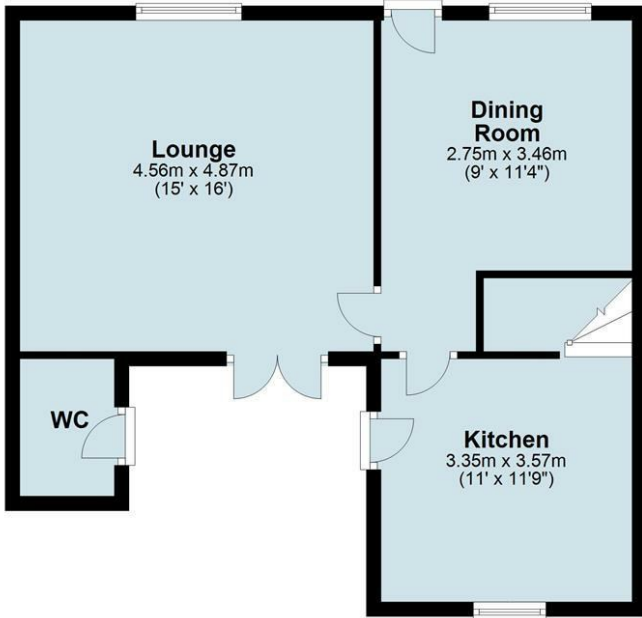
Important Information

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.



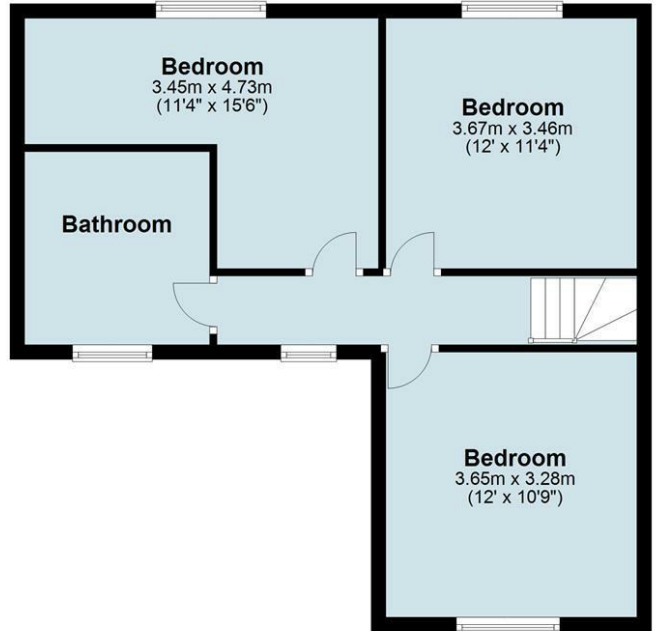
Ground Floor

Approx. 50.2 sq. metres (540.9 sq. feet)

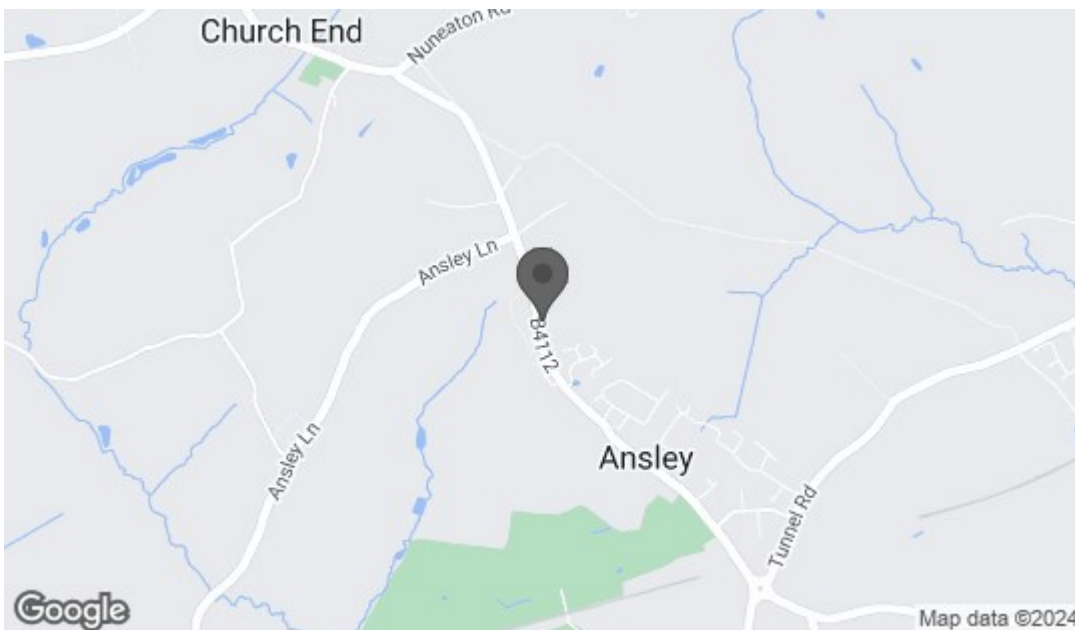


First Floor

Approx. 50.9 sq. metres (547.3 sq. feet)



Total area: approx. 101.1 sq. metres (1088.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
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