



Hill View, Green End Road, Fillongley, Warwickshire, CV7 8EN

HOWKINS &
HARRISON

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Fillongley,
Warwickshire, CV7 8EN

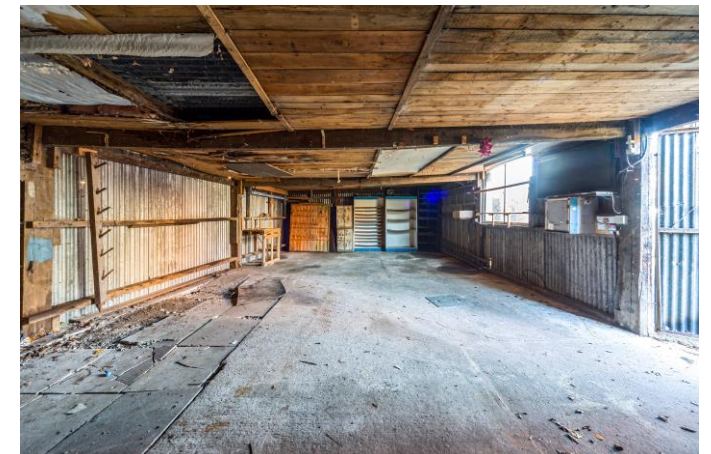
Guide Price: £350,000

A traditional three bedroom semi detached property, situated within a semi rural location. Offered for sale with no upward chain, the property has well proportioned internal accommodation throughout, delightful front and rear gardens, driveway providing parking for several vehicles and a large detached outbuilding.

An early internal viewing is strongly recommended.

Features

- Traditional semi detached property
- Lounge/dining room
- Ground floor bathroom
- Fitted kitchen
- Three excellent size bedrooms
- Delightful front and rear gardens
- Large outbuilding suitable for a variety of uses
- Driveway/parking for several vehicles



Location

The village of Fillongley has a small range of local amenities. The larger towns of Nuneaton and Coventry are just a few miles away and provide a comprehensive range of facilities, with Atherstone and Coleshill just a short journey away, all with main line railway stations, a variety of shops and both private and state schooling. The Midland motorway network with the M6 runs just to the north of the property with access via junctions 3 and 4, this in turn provides access to Birmingham and Coventry which are approximately 10 miles distant. The A45 is also close by at Meriden which provides further access to Birmingham and the NEC. To the east on the M6 access can be gained to the A14 and to the M1 providing access to Leicester, Nottingham to the north and to London and the south.

Nuneaton - 6.1 miles
Coventry - 7.9 miles
Atherstone - 8.6 miles
Coleshill - 7.9 miles
Tamworth - 14.5 miles



Accommodation Details - Ground Floor

Entrance porch with doors leading off to entrance hall with staircase rising to the first floor.; Doors then lead off to:- through lounge/dining room with the lounge area having a double glazed window to the front elevation and an open fireplace with tiled surround. The Dining room has a double glazed window to the rear elevation, an attractive open fireplace with open faced brick surround and mantle above. Kitchen having a comprehensive range of eye level and base units, hardwood preparation surfaces with complementary tiling, tiled flooring, double glazed windows to the side elevation and door to the rear garden. Also off the hallway is the bathroom comprising a panel enclosed bath with shower attachment and shower screen over, low flush WC with concealed cistern, pedestal wash hand basin, complementary tiling and cupboard housing central heating boiler.

First Floor

From the main entrance hall, the staircase rises to the first floor landing with doors leading off to:- all three excellent size bedrooms.





Outside

Externally the property has a delightful front garden and a driveway providing parking for several vehicles. To the rear the garden has a lawn with mature borders and access to a large 35'x22' outbuilding which is ideal for a variety of uses.



A rare find, no upward chain, larger than average plot and a detached outbuilding ideal for conversion (subject to the usual planning consents being obtained)





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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

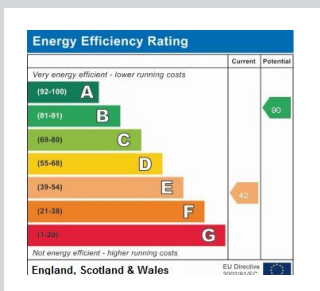
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - D



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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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