



123 Knowle Hill, Hurley, Warwickshire, CV9 2HX

HOWKINS &  
HARRISON



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Hurley,  
Warwickshire, CV9 2HX

Asking Price: £595,000

An exceptionally well presented detached family home. Offering plenty of space totalling just over 1700 sq ft having the benefit of five reception rooms, a kitchen/breakfast room with French doors onto the garden, four bedrooms, a family bathroom and en-suite to the principal bedroom. The property is situated within a sought after village location and boasts a private mature rear garden, an early internal viewing is strongly recommended.

### Features

- Detached family home
- Spacious lounge with log burner
- Five reception rooms
- Shaker style kitchen with appliance space
- Utility room and cloakroom WC
- Four generous bedrooms
- En-suite shower room and newly fitted bathroom
- Mature non overlooked rear garden
- Ample off road parking





## 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

A canopied front door leads into the entrance hall with staircase rising to the first floor and doors lead off to:- a cloakroom cupboard and cloakroom WC. There is a spacious sitting room with double glazed bay window to front elevation and fitted log burner, laminate flooring and double opening doors leading through to the dining room which also has double glazed French doors to the rear garden, laminate flooring and a door leading through to the kitchen. Comprising a range of Shaker style eye level and base units, hardwood preparation services with complementary uplifts, fitted Rangemaster oven with extractor hood above, built in dishwasher, space for a large fridge freezer and double glazed and doors to the rear garden double glaze window to elevation. Also off the hallway is also a useful utility room with a range of base units, plumbing for washing machine and a connecting door leading through to a rear snug having double glazed windows to side and rear elevation overlooking the gardens and French doors to the side, apex skylight window and laminate flooring. A fourth reception room used as a study has double glazed windows to the front elevation and a door leading through to a large family room/games with double glazed window to front elevation, cupboard housing the gas fired central heating boiler door leading to the side garden.











## First Floor

From the main entrance hall, the staircase rises to the first floor landing with doors leading off to:- main bedroom with double glazed window to front elevation, a range of fitted wardrobes and door leading into the en-suite shower room. There are three further excellent size bedrooms and a family bathroom with slipper bath with mixer attachment over and complimentary tiling.

## Outside

Externally to the front of the property is a driveway providing parking for several vehicles with side gated access leading into the mature rear garden with law, paved patios ideal for entertaining, hot tub area and garden shed.



A ready to move into family home with  
located in a village location.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 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

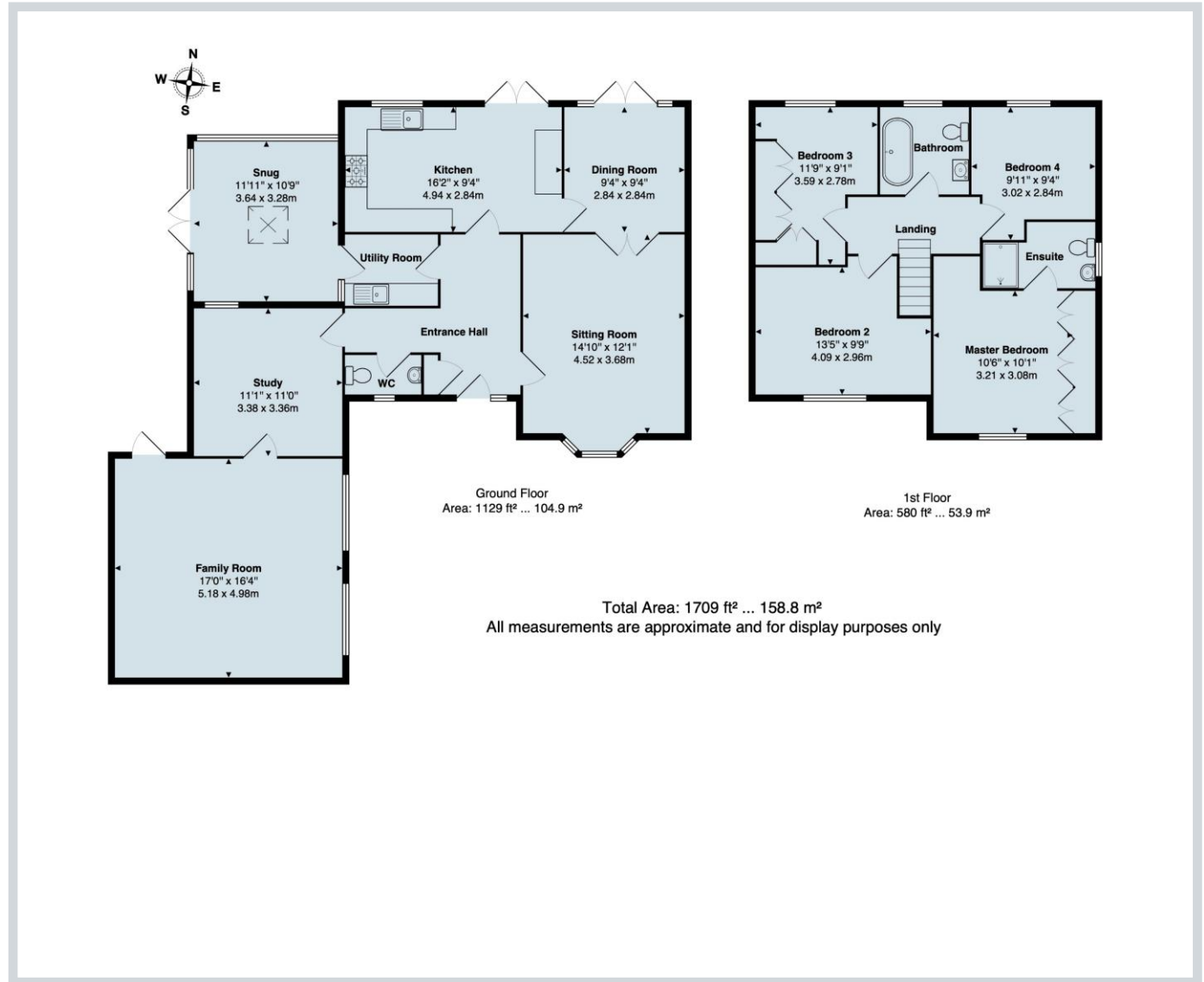
North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - E

**HOWKINS &  
HARRISON**

AWAITING EPC



## Howkins & Harrison

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