



28 Bournebrook View, Arley, Warwickshire, CV7 8NZ

HOWKINS &
HARRISON

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Arley,
Warwickshire, CV7 8NZ

Guide Price: £259,000

A well presented three bedroom semi detached home situated within a popular village location. Outside to the front of the property there is off road parking and a mature rear garden backing onto open fields. An early internal viewing is strongly recommended. This property is being sold with no upper chain.

Features

- Semi detached home
- Backing onto open fields
- Spacious lounge with log burner & door to garden
- Entrance porch and cloakroom WC
- Modern fitted kitchen
- Three good size bedrooms
- Family bathroom with shower
- Off road parking
- Mature rear garden
- Energy Rating- C
- New boiler fitted April 2024



Location

The village of Arley is nestled in the South Warwickshire countryside, a short distance to the town of Nuneaton which provides 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.



Accommodation Details – Ground Floor

The front door leads into a generous entrance porch with storage cupboard and a door then leads into the entrance hall with staircase rising to the first floor, door to cloakroom WC with vanity wash basin and complimentary tiling. A door off to the right leads into the kitchen which has a comprehensive range of wall and base units, with preparation surfaces, complimentary tiling and window to the front elevation. To the rear is the lounge with which has a feature fireplace with log burner, double glazed window and door leading out onto the garden.

First Floor

The staircase rises to a first floor landing with doors leading off to three good size bedrooms, bedroom two to the rear enjoys countryside views. The family bathroom has a panel enclosed bath, shower and shower screen, wash hand basin, low flush WC and double glazed frosted window to the front elevation.

Outside

Externally to the front is a driveway providing parking for several vehicles, double gated entrance into the mature rear garden which backs onto open fields having a paved patio area.

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

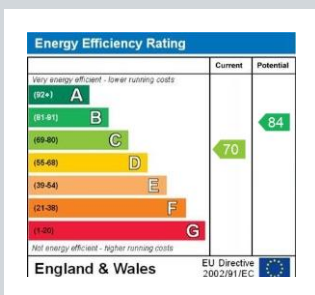
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

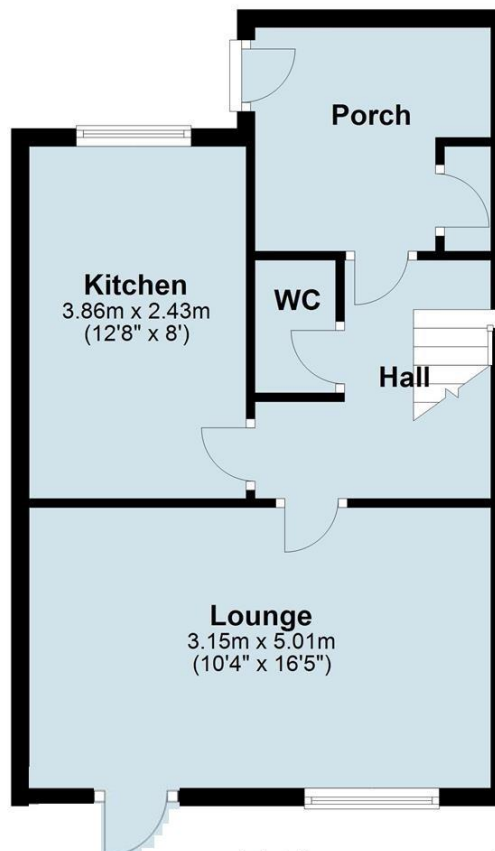
Council Tax

Band - A



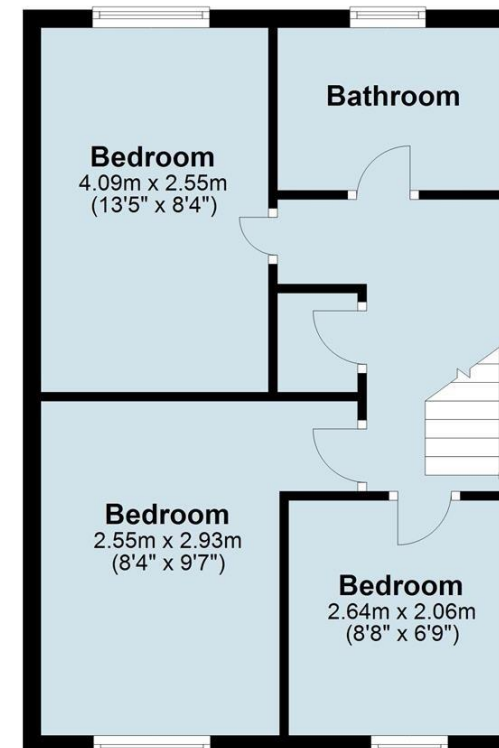
Ground Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.3 sq. feet)

Howkins & Harrison

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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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