



6 Hill View, The Common, Baddesley Ensor, Warwickshire, CV9 2BT

HOWKINS &  
HARRISON

6 Hill View, The Common,  
Baddesley Ensor,  
Warwickshire, CV9 2BT

Guide Price: £349,000

A deceptively spacious three-bedroom end terrace property occupying a generous size plot. Having well-proportioned accommodation throughout in brief comprising: entrance hall, front sitting room, large kitchen breakfast/dining room, and a conservatory. To the first floor are three bedrooms, main bedroom with en-suite shower room and finally a family bathroom. Externally the gardens are approached via a double gated entrance leading to ample parking for several vehicles and a double detached garage, alongside mature gardens.

### Features

- End terrace home
- Generous size plot
- Sought after location
- Spacious sitting room and conservatory
- Large kitchen breakfast room
- Three good size bedrooms
- Main bedroom having en-suite facilities
- Family bathroom with shower.
- Ample parking, garage and mature gardens



## Location

Baddesley Ensor is located approximately 3 miles from Atherstone, a town and civil parish in the county of Warwickshire. Located in the far north of the county, Atherstone forms part of the border with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. Atherstone has a railway station with a direct service to London. Baddesley Ensor is known for its common. There are beautiful views to be seen looking over towards Birmingham, and also Leicestershire, Derbyshire and Staffordshire. Other landmarks are the old wheel used for mining, the old pit, and a bomb hole, the pit has since been developed into a distribution centre for Jaguar Land-Rover.

Tamworth Railway Station - 7.1 miles

Market Bosworth - 10.9 miles

Hinckley - 11.8 miles

Coventry - 16.8 miles

Birmingham International Airport - 18.2 miles



## Accommodation Details - Ground Floor

Front door leads into an entrance hall with staircase rising to the first floor and door to the right leads into a spacious sitting room with double glazed bay window to the front elevation and door leading through to a large kitchen breakfast room having a range of eye level and base unit, granite preparation surfaces with complementary uplifts, built-in double oven, integrated fridge and freezer, matching chef island/breakfast bar with stainless steel hob and ceiling extractor fan. There is a useful understairs store, window and door to the rear elevation and bi- folding doors leading through to a double-glazed conservatory with windows and doors onto the rear garden.

## First Floor

The first-floor landing has doors leading off to all three bedrooms and the family bathroom. The main bedroom has a double-glazed window to the front elevation and its own en-suite shower room featuring a tiled shower cubicle, low flush WC, wash hand basin and complimentary tiling. The two further excellent size bedrooms are serviced by a main bathroom comprising a panel enclosed bath with separate shower cubicle, low flush WC, vanity wash and basin and complementary tiling.





## Outside

Externally and a particular feature of this property is the size of the plot and the extensive manicured gardens. Boasting a block paved driveway providing parking for several vehicles leading to a double detached garage, large, paved patio and gated access leading to a further lawned area with mature borders.



A ready to move into spacious  
end terraced home.  
Viewing is highly recommended to fully  
appreciate what is on offer.





## 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

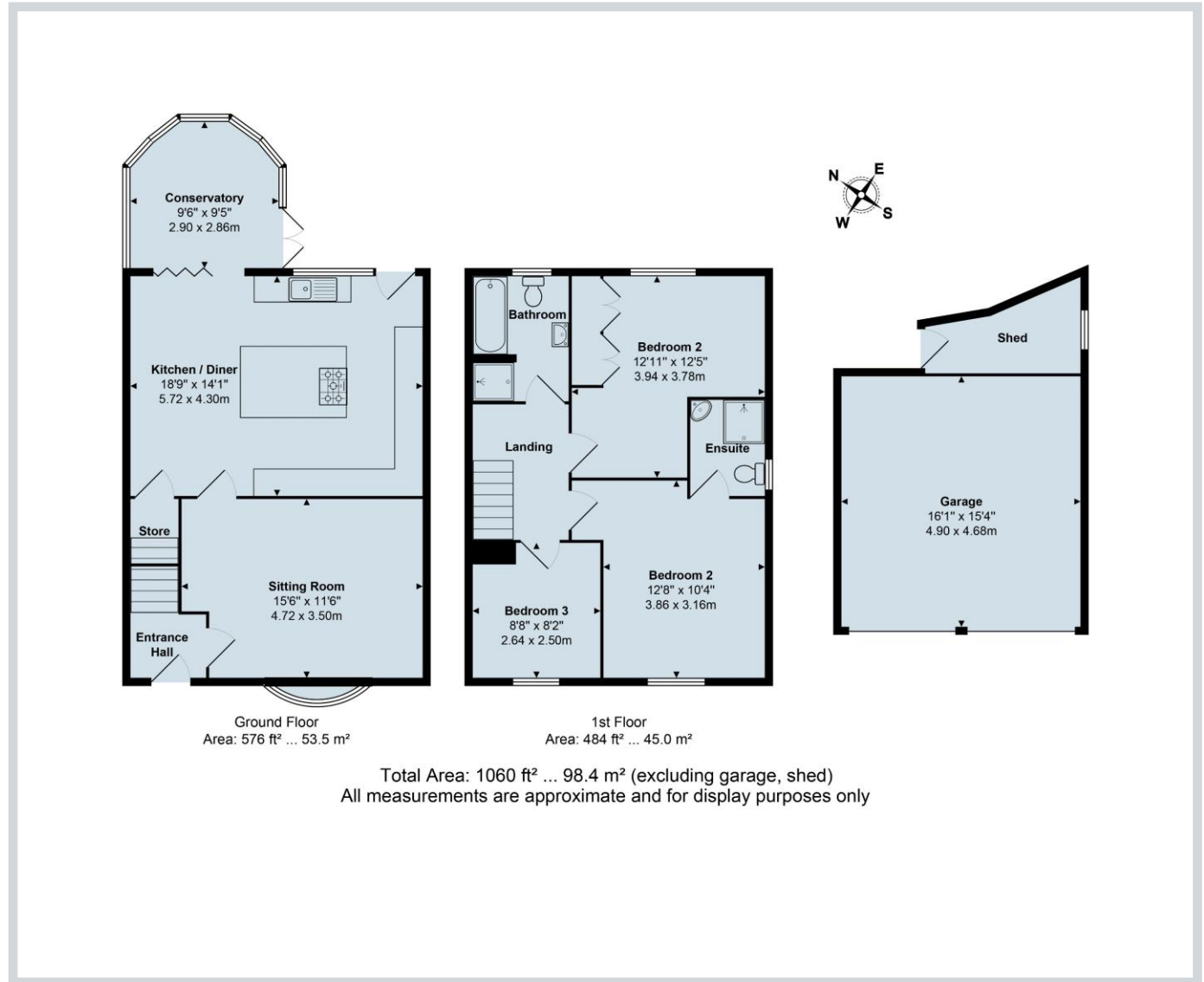
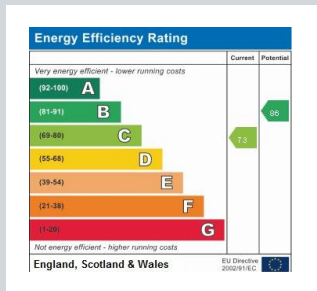
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

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

## Council Tax

Band - B



## Howkins & Harrison

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