



Rosedale, 225 Watling Street, Grendon, Warwickshire, CV9 2PJ

HOWKINS &
HARRISON

Rosedale,
225 Watling Street, Grendon,
Warwickshire, CV9 2PJ

Guide Price: £459,000

An impressive double fronted, five bedroom detached family home having well proportioned internal accommodation amounting to just over 2100sqft. In brief comprises, three generous size reception rooms, rear conservatory, breakfast kitchen, utility room and WC. To the first floor five bedrooms, two with en-suite facilities and a family bathroom. Externally the property is approached via a gated entrance with driveway leading to ample parking and garage. The property is situated within a convenient location occupying a generous size plot including delightful rear gardens.

Features

- Detached family home
- Above average size garden plot
- Four reception rooms inc. conservatory
- Kitchen breakfast room, utility and WC
- Five bedrooms, two with en-suites
- Delightful garden plot
- Ample parking and garage
- Ideal location for commuters



Location

Grendon is a civil parish which includes both Old Grendon and New Grendon in North Warwickshire, England. Located close to Atherstone town centre and the popular village of Polesworth, both of which are within close proximity of the A5 and A444 trunk roads, providing swift access to many East Midlands towns and cities via the M42 and M1 motorways.

This area of Watling Street is just 3.3 miles from Jct 10 of M42 motorway 1.5 miles from Atherstone town centre, having a main line rail station which is on the London to West coast rail line with direct links into London.



Accommodation Details - Ground Floor

The front door leads into an entrance hall with staircase rising to the first floor and door leading off to the left into the family room with window to the front elevation, attractive open fireplace and double opening doors which lead into a spacious sitting room with feature fireplace and French doors leading onto the rear garden. Off to the right of the entrance hall is a separate dining room with window to the front elevation, feature fireplace and door leading into the kitchen/breakfast room. The kitchen area comprises a range of eye level and base units, ample preparation surfaces with complementary tiling, tall unit cupboards, matching chef island, tiled flooring and window to the rear elevation. There are double doors leading into the conservatory which has double glazed windows to the rear and side elevations and double glazed French doors leading to the rear garden. Finally off the kitchen is a useful utility room also having a range of eye level and base units, plumbing for the washing machine, door to the side access and door to a separate cloakroom WC.

First Floor

From the entrance hall the staircase rises to a first floor landing with study area and window to the rear elevation. Doors leads off to five excellent size bedrooms, the main bedroom and bedroom two both having en-suite facilities. There is a family bathroom comprising a panel enclosed jacuzzi bath with shower and shower screen over, low flush WC and wash hand basin with complementary tiling.





Outside

Externally to the front of the property is a double gated entrance leading to a large driveway providing ample parking for several vehicles and access to the integral garage. There is a delightful rear garden mainly laid to lawn with raised decking area and large garden shed.



A delightful family home situated on a larger than average plot within a much sought after residential location close to excellent road and commuter links.





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 - E

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G		



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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.