



The Oaks Bentley's Lane, Maxstoke,, Coleshill, B46 2QS

Guide Price £475,000

A two bedroom double fronted detached bungalow situated within an idyllic location within the sought after village of Maxstoke. The property occupies a generous size plot and boasts well presented internal accommodation totalling just under 1500sqft. Having delightful gardens the property is approached via an in and out driveway leading to a double garage, an early internal viewing is strongly recommended.

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LOCATION

Situated within this sought after rural village, lying on the edge of an unspoilt rural landscape. The property benefits from a quiet spot that has total convenience in travel terms with Birmingham 15 miles, Coleshill 3 miles, the M42 (J9) 4 miles allowing direct access to the national motorway system. Birmingham airport can be reached within 15 minutes, the National Exhibition Centre is close at hand and mainline railway stations are to be found at Coleshill Parkway, Birmingham International, Nuneaton and Tamworth.

Sporting facilities are well catered for in the area with The Belfry at Sutton Coldfield, racing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

Atherstone - 8.6 miles
Tamworth - 8.9 miles
Sutton Coldfield - 9.3 miles
Nuneaton - 11.8 miles

ACCOMMODATION DETAILS

The front door leads into a porch with door to the 'L' shaped entrance hall with door leading off to the left into a spacious lounge with double glazed windows to the front and rear elevations. To the rear is a kitchen with a range of eye level and base units, ample preparation surfaces with complementary uplifts, fitted breakfast bar, integrated appliances to include, oven, induction hob with extractor hood above, fridge, freezer and dishwasher and inset ceiling lighting. A door from here leads into the sun room with window to the rear overlooking the garden and an inner hallway leads to both the utility room/WC and the integral garage. There is a separate oil store. Finally to the right of the hallway are two excellent size bedrooms and a shower room with vanity wash hand basin, low flush WC, walk in shower with water fall shower head, inset ceiling lighting and tiled floor.

OUTSIDE

Externally the property sits on a generous garden plot, approached via an in and out driveway leading to an integral double garage. There is private rear garden mainly laid to lawn with mature border, lighting, garden shed, greenhouse outside tap.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - F

Environmental Stewardship

The property will be entered into the environmental stewardship agreements.

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.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

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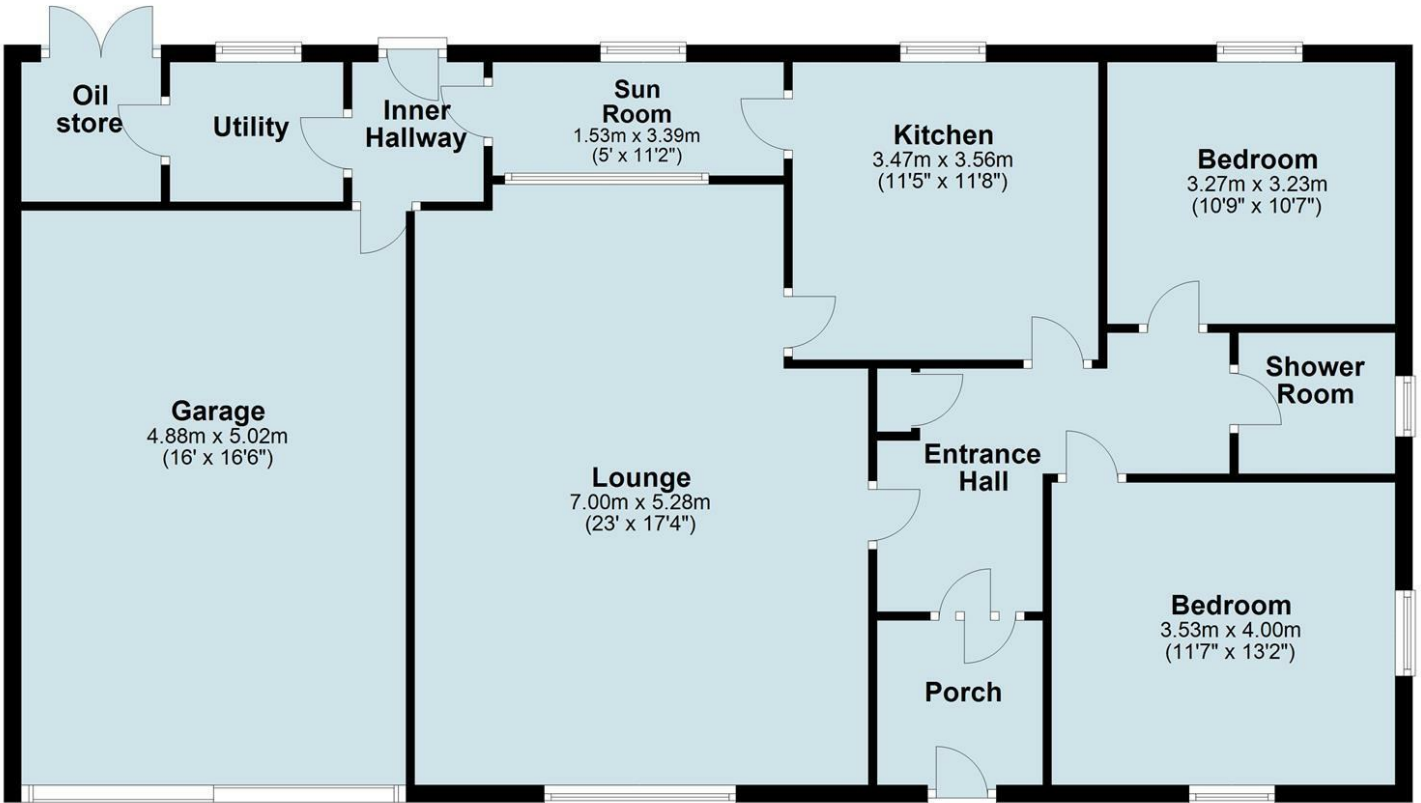
Important Information

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.

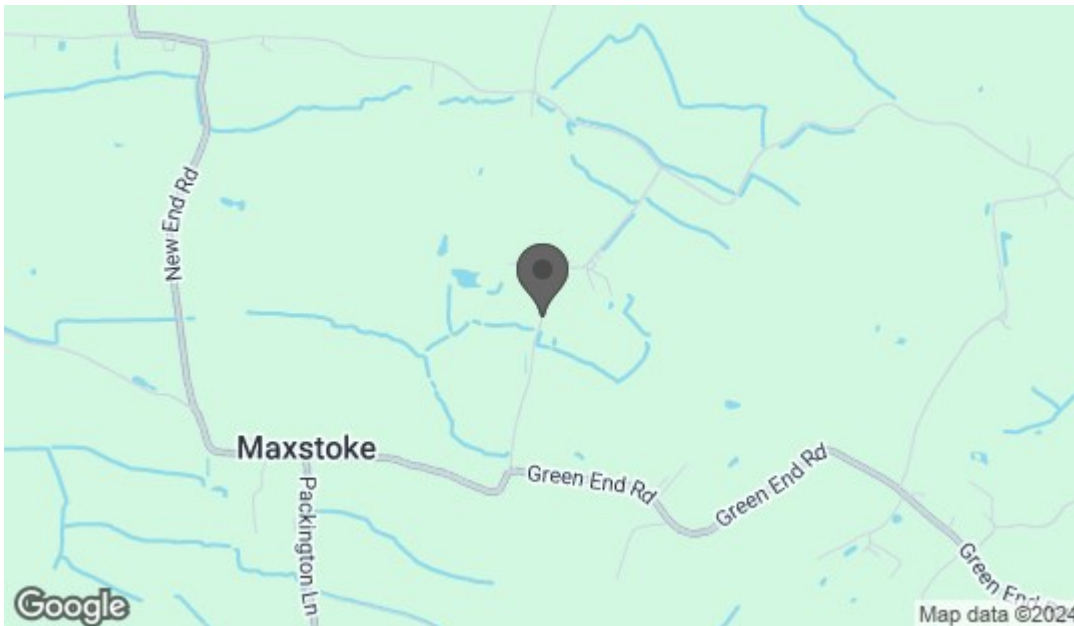


Ground Floor

Approx. 139.0 sq. metres (1496.6 sq. feet)



Total area: approx. 139.0 sq. metres (1496.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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