



Little Haven, Tamworth Road, Over Whitacre, Warwickshire, B46 2LH

HOWKINS &
HARRISON

Little Haven,
Tamworth Road, Over Whitacre
Warwickshire, B46 2LH

Guide Price: £595,000

Situated in a sought after village, a traditional double fronted semi detached property backing onto open fields. Boasting versatile internal accommodation totalling just over 1800sqft comprising of three good size reception rooms, a large kitchen/breakfast room with utility and WC off. To the first floor there are four double bedrooms and one single alongside a bathroom and a separate shower room. Externally the property is set back from the road offering ample off road parking with side access to a delightful lawned rear garden, a generous size plot extending to 0.58 acres.

An early internal viewing is strongly recommended.

Features

- No upward chain
- Sought after village location
- Envious 0.58 acre plot
- Three reception rooms
- Five Bedrooms
- Bathroom and separate shower room



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 16 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.

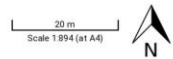
Sporting facilities are well catered for in the area with The Belfry at Sutton Coldfield, racing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

Atherstone - 6.4 miles
Tamworth - 9.5 miles
Sutton Coldfield - 12.8 miles
Birmingham - 16.5 miles

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Accommodation Details - Ground Floor

The front door leads directly into an entrance hall with staircase rising to the first floor. Off to the left is a bay fronted family room with feature fireplace and a sitting room to the rear with double doors to outside. To the right is a further bay fronted reception room with double opening doors leading into a generous size kitchen/breakfast room. The Kitchen area has a range of eye level and base units with ample preparation surfaces, complementary tiling and a fitted Rangemaster. There is access to a under stairs storage cupboard and door leading to rear garden. Off the breakfast area is a useful utility room and a cloakroom WC.

First Floor

The staircase rises to a first floor landing with doors leading off to all five excellent size bedrooms, a family bathroom and a large shower room.





Outside

Externally to the front of the property is a driveway providing parking for several vehicles with side access leading to the extensive side and rear gardens. The total plot extends to 0.58 acres and backs onto open fields. The gardens are mainly laid to lawn with mature borders, a variety of trees and shrubs and a covered seating area. There is a garden shed and green house.



A versatile home in a super village location, Early viewing is strongly recommended.





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

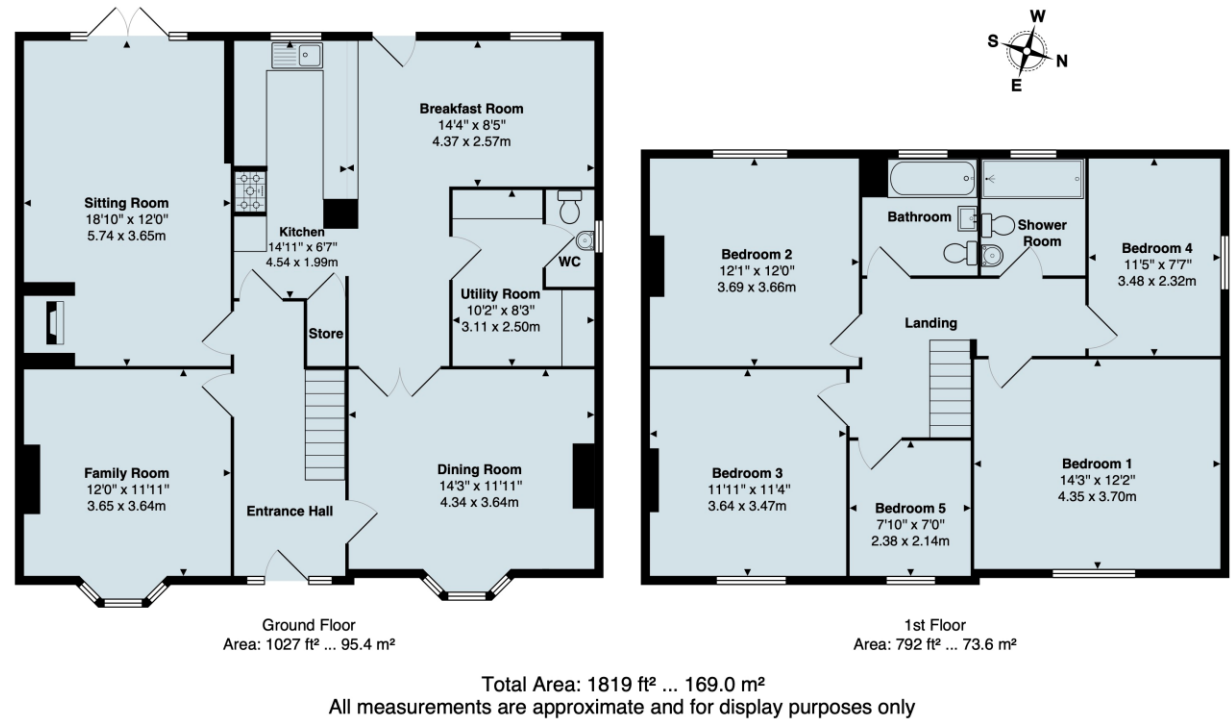
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341 Council Tax
Band - E

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AWAITING EPC



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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.