



## 38 Sparrowdale Close, Grendon, Warwickshire, CV9 2RN

**Guide Price £265,000**

Offered for sale with no upward chain. Situated within this small modern development, completed in 2021 by Tilia Homes is this exceptionally well presented semi detached property. Conveniently located for local amenities and transport links offering ready to move into accommodation totalling just under 900sqft. In brief comprising, entrance hall with store and WC off, a well equipped spacious dining kitchen with window to the front elevation and a generous sitting room with French doors leading to the rear garden. To the first floor there are three bedrooms, main bedroom with en-suite shower room and finally a family bathroom. Externally is a driveway providing parking and a lawned south easterly facing rear garden. An early internal viewing is strongly recommended.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## 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 directly into a good size entrance hall with staircase rising to the first floor with storage cupboard under and door into a cloakroom WC. Off to the right hand side is a spacious dining kitchen with floor to ceiling window to the front elevation and a good range of eye level and base units with ample preparation surfaces, complementary uplifts, inset ceiling lighting, hob, extractor hood, built in oven alongside an integrated fridge freezer and dishwasher. Dominating the rear elevation is a spacious sitting room with French doors and side windows opening onto the patio and rear garden.

## FIRST FLOOR

A straight flight staircase rises to the first floor landing with airing cupboard and doors leading off to three good size bedrooms, the main bedroom having an en-suite shower room. Finally there is a family bathroom with shower and screen over the panel enclosed bath and complementary tiling.

## OUTSIDE

Externally to the side of the property is a driveway providing parking for two vehicles and gated side access leading to a low maintenance mainly laid to lawn rear garden with paved patio.

## 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 - C

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## 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.

## Floorplan

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

## Additional Services

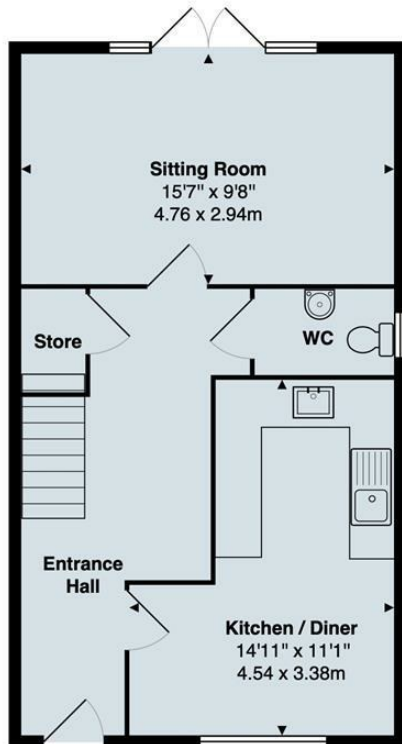
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

## Important Information

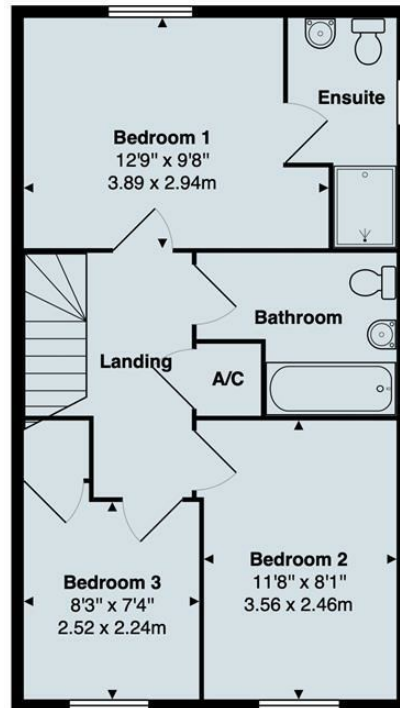
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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  
Area: 446 ft² ... 41.4 m²

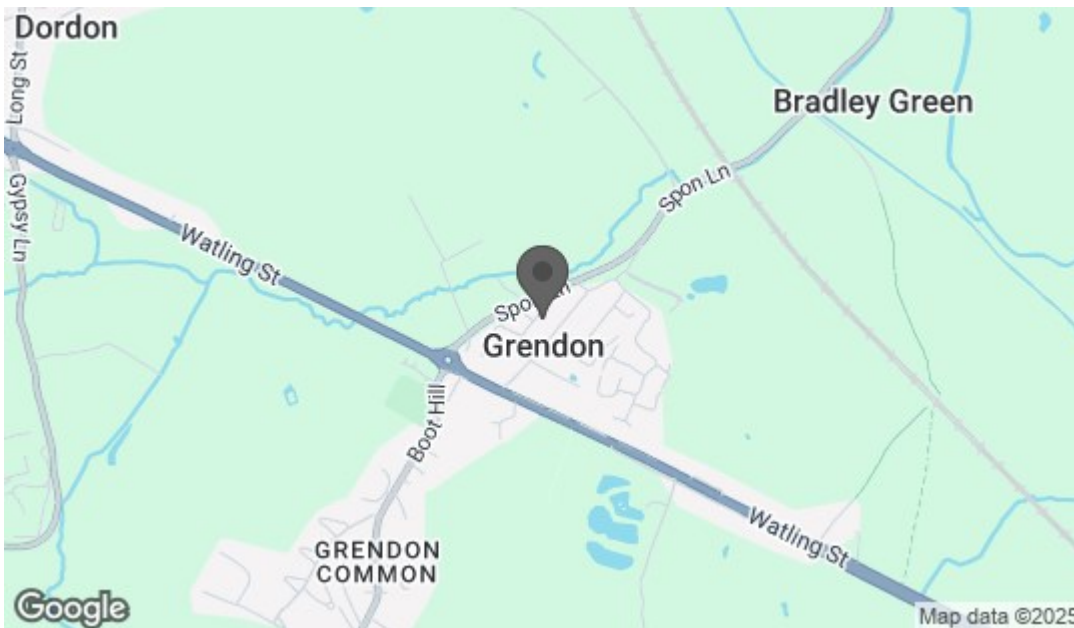


1st Floor  
Area: 446 ft² ... 41.4 m²



Total Area: 892 ft² ... 82.8 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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