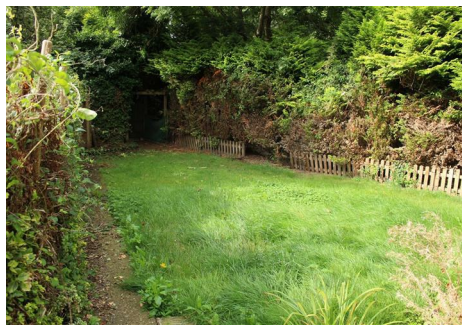




Spring Croft Church Lane, Berkswell, Coventry, CV7 7BJ

Guide Price £265,000

A Grade II listed, three bedroom terrace property situated within a sought after village location. Offered with vacant possession the property has well proportioned internal accommodation to include lounge, separate dining room and kitchen. To the first floor there are three bedrooms, bathroom, separate WC and there is an eaves bedroom to the second floor. Externally there is a private, mature rear garden.

15 Market Street, Atherstone, Warwickshire CV9 1ET

Telephone 01827 718021

Email atherstone@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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

Berkswell is a village in the borough of Solihull, a thriving rural environment within 5 miles of Kenilworth Town Centre and within close proximity to major road networks including the M6, M42 and M40. Balsall Common and Kenilworth offer a range of high street shops, services amenities, services and schools. Berkswell railway station is situated on the West Coast Main Line between Birmingham and Coventry

TRAVEL DISTANCES

Balsall Common Village – 1.5 miles
Kenilworth Town Centre – 4.2 miles
Coventry City – 5.9 miles
Solihull Town Centre – 10.2 miles
Warwick – 11 miles

ACCOMMODATION DETAILS

Entrance hall with doors leading off to lounge with window to the front elevation, feature fireplace and a separate dining room with window to the rear elevation and door leading off to an under stairs storage cupboard. Kitchen in need of complete modernisation with window to rear elevation and door to the rear garden.

FIRST & SECOND FLOORS

From the hallway the staircase rises to a first floor landing with fitted airing cupboard and doors leading off to three good size bedrooms a family bathroom and separate WC A second flight of stairs leads up to the eaves room.

OUTSIDE

Enjoying a private mature rear garden and courtyard area. There is a right of access to the gated rear garden via a shared pedestrian accessway.

Viewing Arrangements

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

Local Authority

Solihull Metropolitan Borough Council

Council Tax

Band - E

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.

LISTED BUILDING

Listing affects what changes can be made to the interior and exterior of a listed building. Owners usually need to apply for Listed Building Consent for work that would affect the special architectural or historic interest of a property.

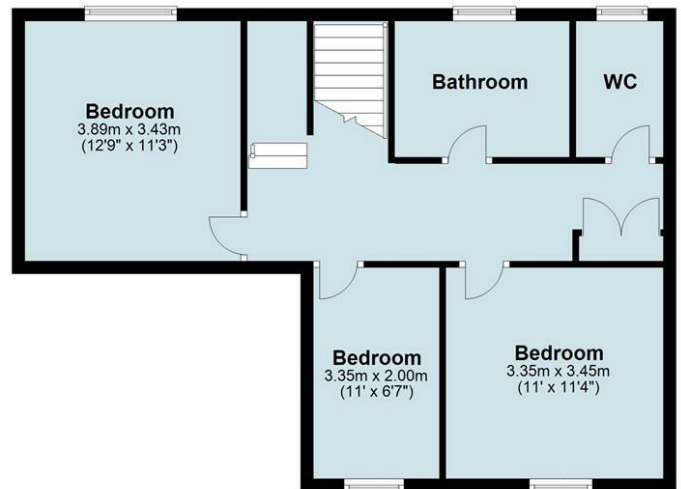
Potential purchasers are advised to make their own enquiries as to these requirements.

The purchaser should seek independent planning advice regarding the listed building status and any alterations or extensions to the building that may require planning consent.



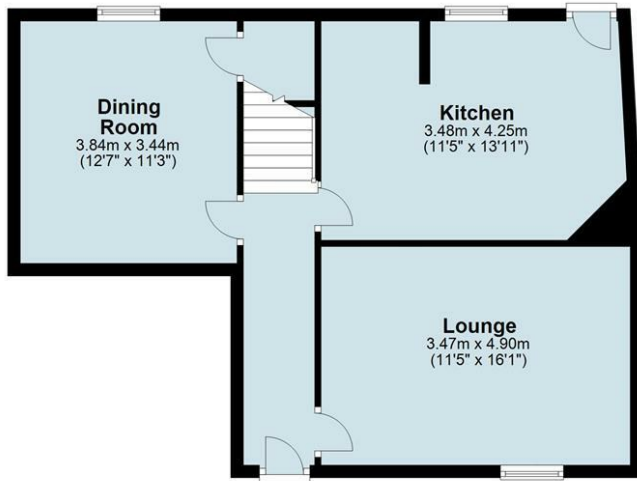
First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



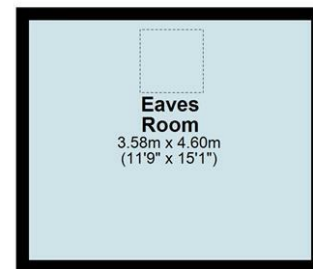
Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)

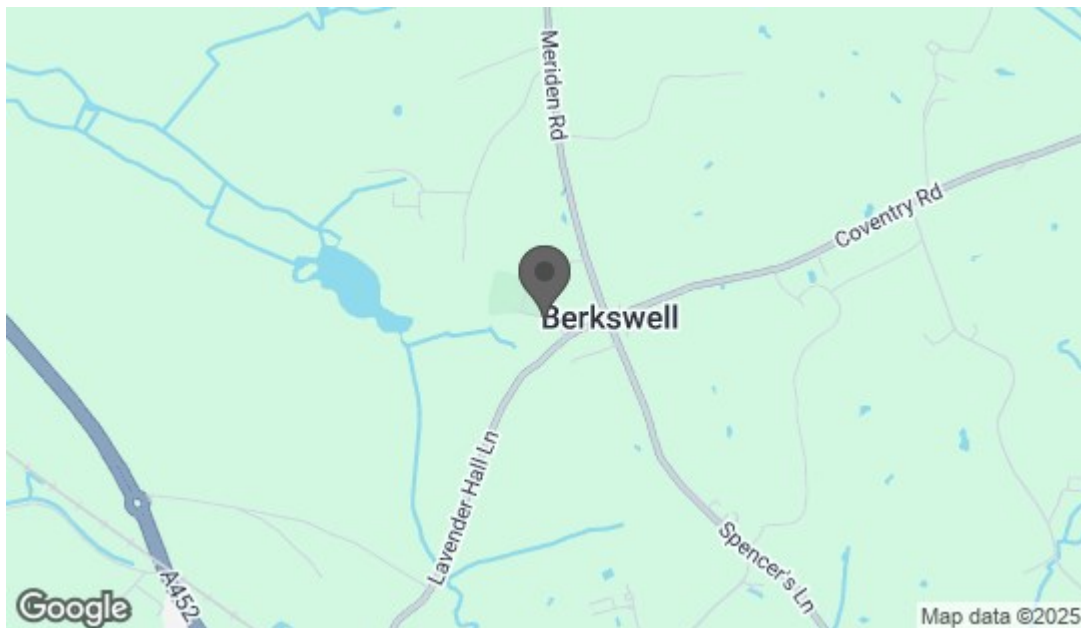


Second Floor

Approx. 17.0 sq. metres (183.5 sq. feet)



Total area: approx. 131.5 sq. metres (1415.4 sq. feet)



15 Market Street, Atherstone, Warwickshire CV9 1ET

Telephone 01827 718021

Email atherstone@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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

