



128 Watling Street, Grendon, Warwickshire, CV9 2PE

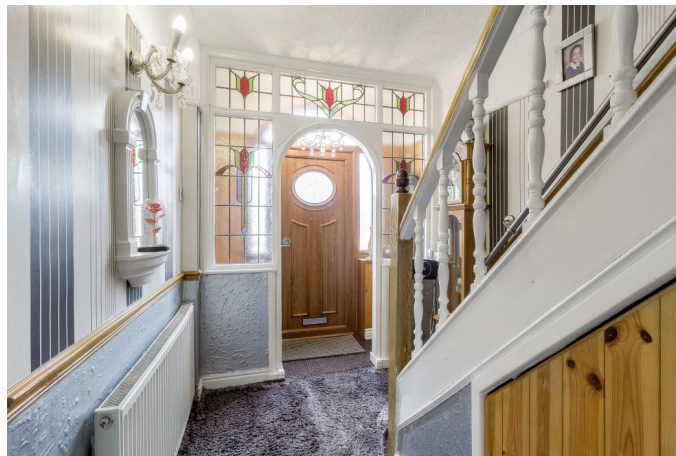
HOWKINS &
HARRISON

128 Watling Street,
Grendon,
Warwickshire, CV9 2PE

Guide Price: £399,000

Situated within a convenient location occupying a generous size plot, a traditional extended, detached, four bedroom family home. Having well proportioned internal accommodation totalling over 1400sqft to include a porch, hallway, bay fronted sitting room, separate family room leading into a dual aspect dining room with French doors onto the rear garden. The kitchen opens into a generous size breakfast room with access into the garage and a useful utility room off. To the first floor there are three double bedrooms and a single bedroom alongside a four piece family room.

Externally the property is approached via driveway providing ample parking, an integral garage and to the rear is a delightful garden.



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

There is a front door and entrance porch leading into an entrance hall with staircase rising to the first floor with storage cupboard under and doors leading off to:- a sitting room with a double glazed bay window to the front elevation and a feature fireplace. A separate family room with wall mounted fire and open archway leading through to a separate dining room which has double glazed patio doors to the rear garden. A fully fitted modern kitchen with a comprehensive range of eye level and base units and ample preparation surfaces. A range of integrated appliances to include, halogen hob with extractor hood above, built in double oven with microwave, dish washer, fridge freezer and wine cooler. The kitchen open into a delightful conservatory/breakfast room with double glazed French doors to the rear garden, door leading off to a useful utility room with plumbing for washing machine, low flush WC and wash hand basin. Finally off the breakfast room is access into the integral garage.

First Floor

To the first floor, the landing area has doors leading off to four bedrooms. Bedroom three a double with window to the front elevation has the benefit of ensuite facilities. Bedrooms two has a bay window to the front elevation and built in wardrobes, bedroom one also has built in wardrobes but has the additional benefit of double glazed French doors opening onto a large balcony with artificial turf, overlooking the rear elevation. To complete there is a four single bedroom/nursery and a four piece family bathroom.





Outside

Externally to the front of the property is a driveway providing parking for several vehicles leading to the integral garage. Side access leads an easy to maintain rear garden which has a large patio, areas laid to stone chippings and a garden shed.



Features

- Well presented detached family home
- Three reception rooms
- Kitchen/breakfast room
- Four excellent size bedrooms
- Four piece family bathroom
- Delightful rear garden
- Ample parking and garage
- Close to excellent commuter road links





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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.

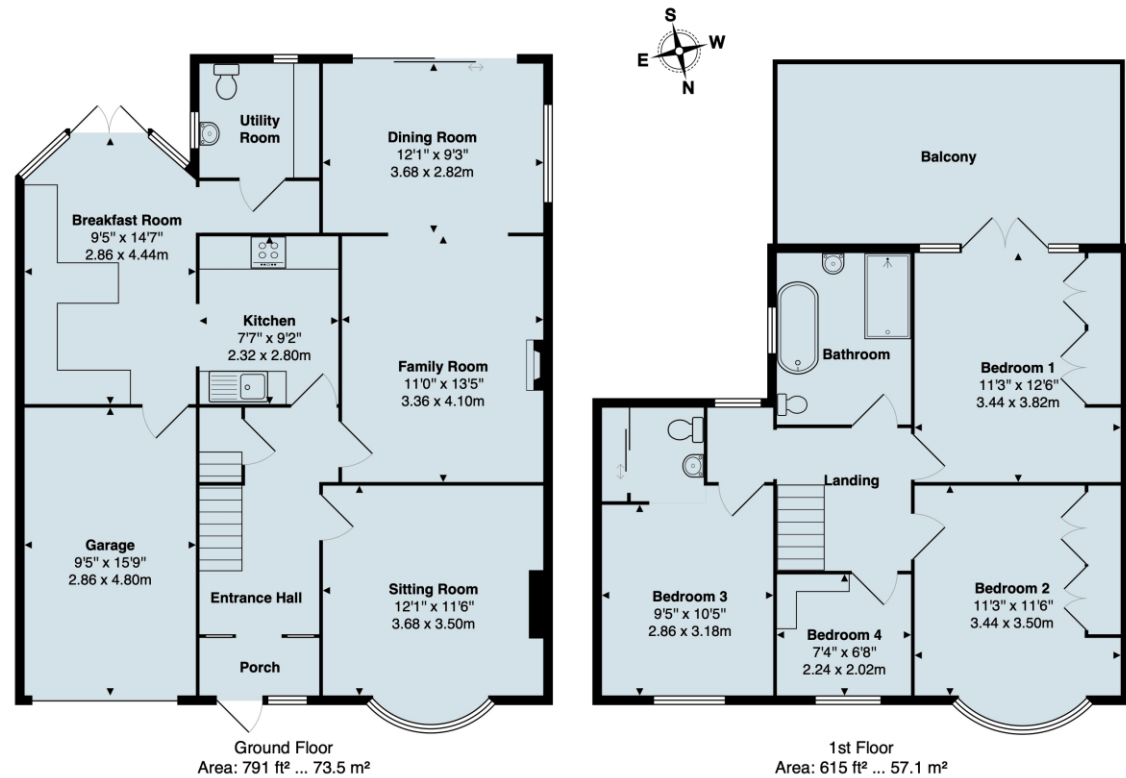
Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		



Total Area: 1406 ft² ... 130.6 m² (excluding garage, balcony)
All measurements are approximate and for display purposes only

Howkins & Harrison

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