



45 Birchley Heath Road, Birchley Heath, Warwickshire, CV10 0QY

HOWKINS &  
HARRISON



45 Birchley Heath Road,  
Birchley Heath,  
Warwickshire, CV10 0QY

Guide Price: £300,000

Offered for sale with no upward chain, a traditional double fronted three bedroom detached bungalow situated within a popular village location backing onto open fields.

In brief the bungalow comprises an entrance porch into an 'L' shaped hallway with sitting room to the front elevation, three bedrooms and a bathroom. To the rear is a 16ft kitchen/diner with door into a useful rear conservatory with views over the gardens.

The property has a low maintenance front garden, off road parking for numerous vehicles and a detached garage. Early internal viewing is strongly recommended.

#### Features

- Double fronted detached bungalow
- Offered with no upward chain
- Popular village location
- Generous size garden plot
- Delightful gardens, the rear backing onto open fields
- Three bedrooms and bathroom
- Lounge, dining kitchen and conservatory





## Location

Set within a semi-rural village location, the property is conveniently situated for Nuneaton, Tamworth and Atherstone, all of which provide a wide range of services and amenities as well as excellent shopping facilities, there is also access to major road networks including the A5, M42 and M6.

Atherstone - 2.7 miles

Nuneaton 7.4 miles

Tamworth 11.3 miles



## Accommodation Details – Ground Floor

The front door leads directly into an entrance porch which opens up into an 'L' shaped hallway with doors leading off to; a spacious 16ft lounge with double glazed window to the front elevation, feature fireplace with stone surround and mantle above, kitchen/diner comprising range of wall and base units, ample preparation surfaces with complementary tiling, wall mounted gas boiler and door leading into a rear conservatory. Overlooking the gardens with tiled flooring and double glazed windows and French doors opening to outside. Also off the hallway are three good size bedrooms and a bathroom with panel enclosed bath with Jacuzzi fitment and shower over, low flush WC, pedestal wash hand basin and complementary tiling.

## Outside

The bungalow has a good frontage with a low maintenance garden and driveway providing parking for numerous vehicles which leads to a detached garage. The rear garden is mature, mainly laid to lawn with a variety of trees and shrubs, backing onto open fields

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

## 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 - D

**HOWKINS &  
HARRISON**

AWAITING EPC

## Howkins & Harrison

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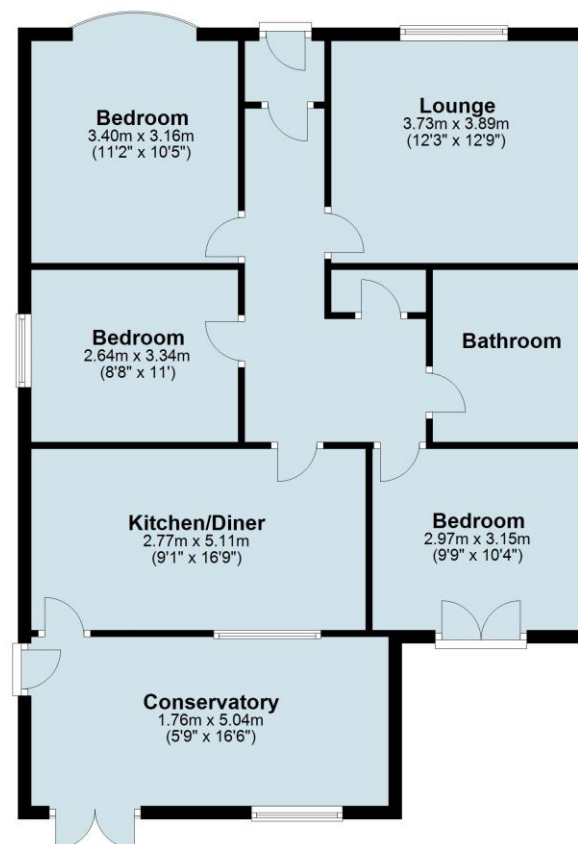
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## Ground Floor

Approx. 91.2 sq. metres (981.9 sq. feet)



Total area: approx. 91.2 sq. metres (981.9 sq. feet)

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.