



## **Apricot Cottage The Green, Freasley, Warwickshire, B78 2EZ**

### **Offers In Excess Of £599,950**

A desirable, character, detached cottage, offering plenty of space, having been completely re-furbished by the present owners. Occupying a generous size plot with mature rear gardens and an outbuilding, presently used as a gym. The property is situated within a sought after semi-rural location, an early internal viewing is strongly recommended.

15 Market Street, Atherstone, Warwickshire CV9 1ET

Telephone 01827 718021

Email [atherstone@howkinsandharrison.co.uk](mailto:atherstone@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://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

Freasley is a sought after Hamlet in semi-rural Warwickshire, with a church and Grade II listed hall. Located approximately 4.8 miles from the town of Tamworth which provides for an excellent range of services, recreational activities, out of town retail parks and a mainline railway station with routes directly to London, Birmingham and the north. Lying close to the A5 trunk road and within two miles of Junction 10 with the M42 providing a direct link to Birmingham in the south and Nottingham in the North. Coventry, Leicester and Derby are all within easy reach of the property. With Birmingham International Airport within seventeen miles and Nottingham East Midlands Airport within twenty-five miles it means nothing is ever far away.

## ACCOMMODATION DETAILS - GROUND FLOOR

The front door leads into the dual aspect lounge with double glazed windows to the front and rear elevations. Having an attractive fireplace with solid fuel burner, open faced brick surround, raised tiled hearth, laminate flooring and staircase leading to the first floor. There is a separate double aspect dining room with double glazed windows to the front and rear elevation, inner hallway with doors off to; useful utility cupboard, further storage cupboard, cloakroom WC/shower room. There is a newly fitted kitchen/breakfast room fitted with a range of quality eye level and base units, granite preparation surfaces with complimentary uplifts, two built in ovens, further integrated appliances include, microwave and dishwasher. Matching chef island with breakfast bar, ceramic hob and stainless steel extractor hood over. Door leads into the useful utility room with door leading to the rear garden. Off the inner hallway is a door leading into a family room with vaulted ceiling and bi-folding doors to the rear garden, double glazed windows to the side elevation and spiral staircase rising to the first floor.

## FIRST FLOOR

Staircase rises to the first floor landing with doors leading off to three excellent size bedrooms and a family bathroom with luxury roll top bath, mixer and shower attachment over, twin tiled shower cubicle with screen, pedestal wash hand basin, low flush WC and double glazed window to the front elevation.

## OUTSIDE

To the side of the property is a gated entrance with gravel driveway providing parking for several vehicles. There is a raised lawned area, further area laid to stone chippings and a detached outbuilding, presently used as a gymnasium with power and light supply.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on Tel:01827-718021 Option 1

## Local Authority

North Warwickshire Borough Council - 01827 715341

## Council Tax

Band - F

## Agents Note

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

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## 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. We are advised that mains water, drainage and electricity are connected to the property. The central heating is oil fired.

## Floorplan

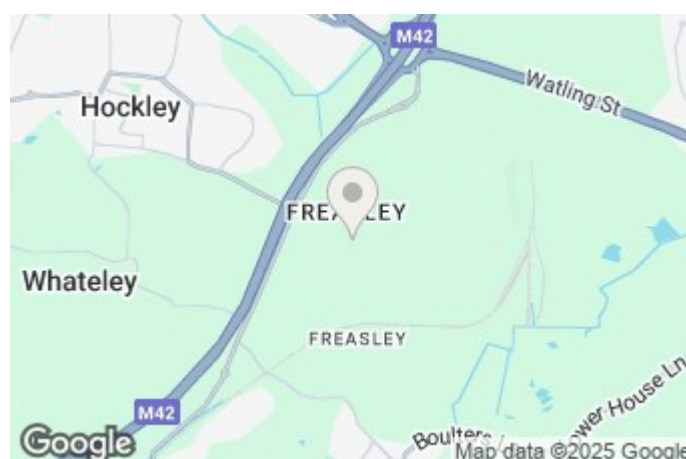
Howkins & Harrison prepare these plans for reference only. They are not to scale.

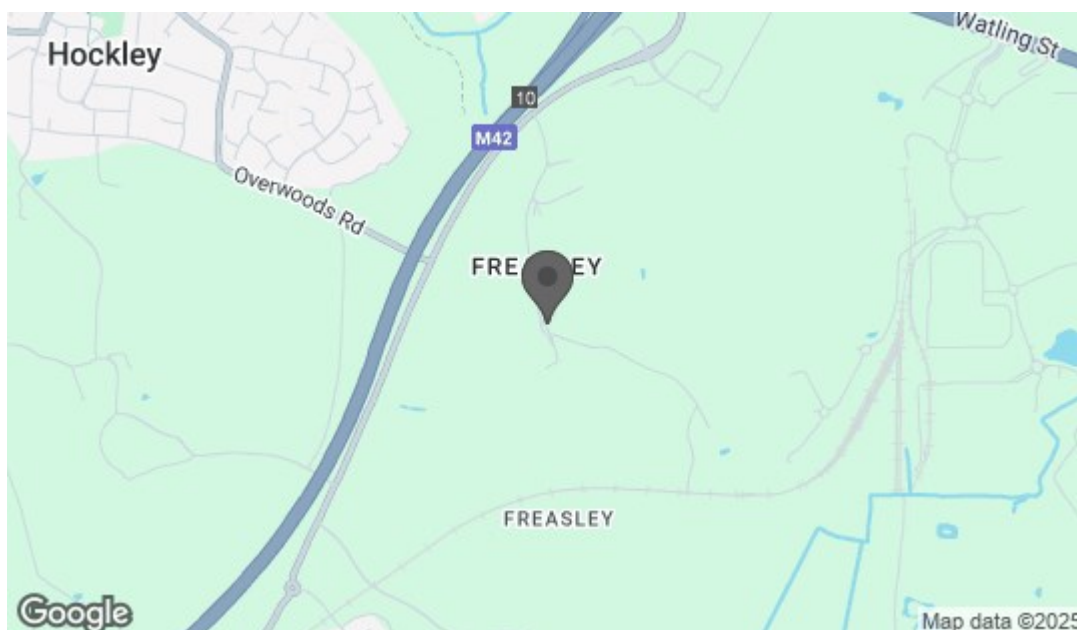
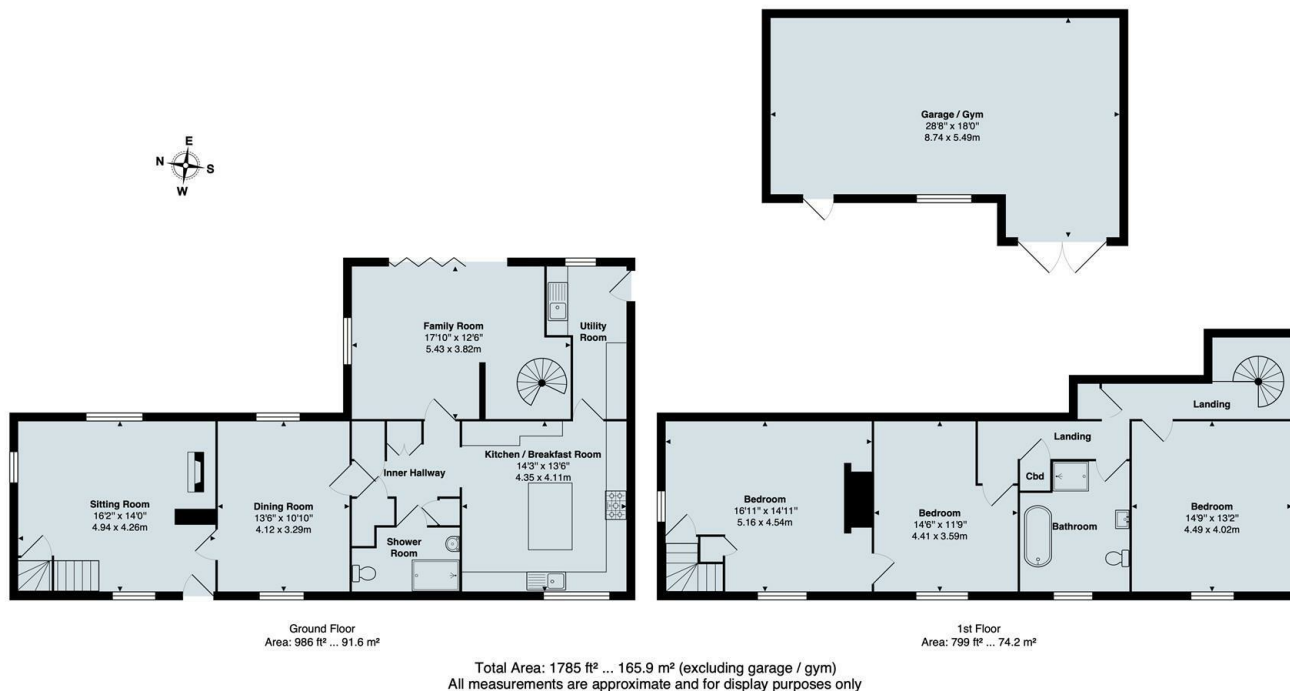
## Additional Services

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

15 Market Street, Atherstone, Warwickshire CV9 1ET

Telephone 01827 718021

Email atherstone@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook HowkinsandHarrison

Twitter HowkinsLLP

Instagram 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

