



37 Knowle Hill, Hurley, Warwickshire, CV9 2JD

HOWKINS &  
HARRISON



37 Knowle Hill,  
Hurley,  
Warwickshire, CV9 2JD

Guide Price: £165,000

Offered for sale with no upward chain, a character one bedroom terraced cottage. Situated within a sought after village location, this is an ideal first time buy or investment opportunity. The property offers a spacious lounge with log burner to the front elevation, fitted kitchen to the rear and to the first floor is a double bedroom and bathroom.

There is a delightful enclosed rear garden, an early internal viewing is strongly recommended.

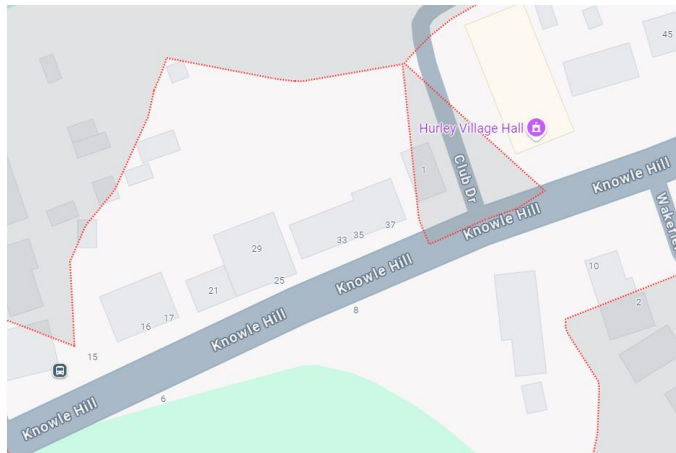
### Features

- Mid terraced character cottage
- Spacious lounge to the front
- Fitted kitchen on the rear
- First floor bedroom and bathroom
- Pleasant enclosed rear garden
- No upward chain
- Sought after village location
- Ideal first time buy or investment



## Location

The property is located in the village of Hurley. Local convenience stores are available in both Hurley and nearby Wood End. More comprehensive facilities can be found at Atherstone approximately 5 miles distant or at Coleshill approximately 6 miles. Communications are fairly quick and convenient with junction 10 of the M42 motorway being approximately 5 miles distant at Tamworth giving access to the Midlands motorway network.



## Accommodation Details – Ground Floor

The front door leads into an entrance porch with door into a spacious lounge with double glazed window to the front elevation, fireplace with wood burner and raised stone hearth, exposed beamed ceiling, wall lights and staircase rising to the first floor. Door leading through to a fitted kitchen comprising of wall and base units with preparation surfaces, complementary tiling, ceramic hob with oven below, wall mounted gas boiler, double glazed window and door leading into the rear garden.

## First Floor

The staircase rises to a first floor bedroom having double glazed window to front elevation, exposed beamed ceiling and an en-suite bathroom with panel enclosed bath with shower attachment over, pedestal wash hand basin, WC, complementary tiling, and fitted airing cupboard.

## Outside

Externally to the rear is an enclosed garden mainly laid to lawn with mature borders.



## 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

## Council Tax

Band - B

**HOWKINS &  
HARRISON**

AWAITING EPC

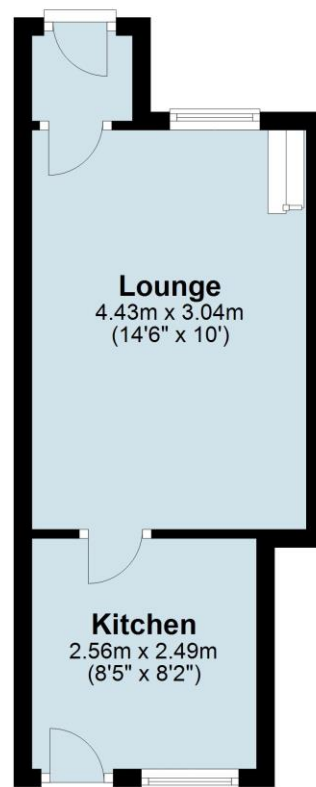
## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

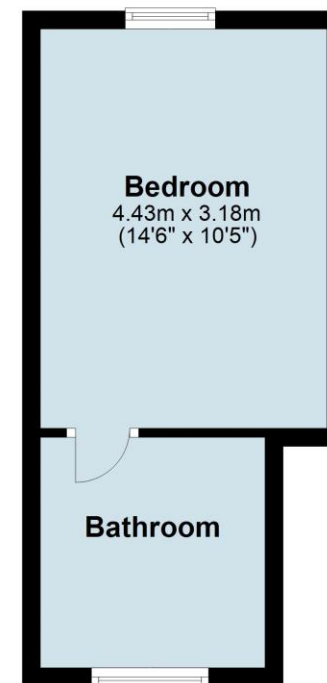
## Ground Floor

Approx. 21.3 sq. metres (228.9 sq. feet)



## First Floor

Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 42.0 sq. metres (451.7 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.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.