



Hillcrest Lodge, Watling Street, Grendon, Warwickshire, CV9 2PW

HOWKINS &
HARRISON

Hillcrest Lodge,
Watling Street Grendon,
Warwickshire, CV9 2PW

Guide Price: £250,000

*Best & Final offers in writing to be received
by 12 noon on 23rd June 2025.*

A three-bedroom, detached bungalow in need of modernisation being sold on a sealed bid basis. It offers spacious accommodation comprising porch, hallway, large through lounge/dining room, lean-to garden room, kitchen, bathroom, separate shower room and three bedrooms.

The bungalow backs onto open fields and externally there are mature gardens to the front and rear and a driveway leading to an attached garage and car port.

Features

- Detached bungalow in need of modernisation
- Sought after location, excellent for commuters
- Spacious lounge/dining room
- Kitchen, shower room and bathroom
- Three bedrooms
- Large garage
- Mature gardens backing onto open fields
- No upward chain



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 the M42 motorway and 1.5 miles from Atherstone town centre, which has a mainline rail station on the London to West Coast rail line with direct links into London.



Accommodation Details – Ground Floor

Entrance porch with double doors leading to a hallway and the lounge/dining room. The lounge has windows to front and side elevations, a fireplace with wood burner and open-faced brick surround, whilst the dining room has windows to the rear elevation overlooking fields. The kitchen is in need of complete refurbishment and has a window to the rear elevation and a door to a lean-to sun room that also provides access to the attached garage and a separate shower room/WC/utility. Off the inner hallway are three good-sized bedrooms and a bathroom.

Outside

To the front of the property, there is a driveway leading to a garage and a car port. There are also mature gardens backing onto open fields that are mainly laid to lawn with a variety of established fruit trees and shrubs.

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

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 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. We are advised that the property benefits from mains water and electricity and a septic tank. The central heating is oil fired and no broadband is currently connected to the property.

Local Authority

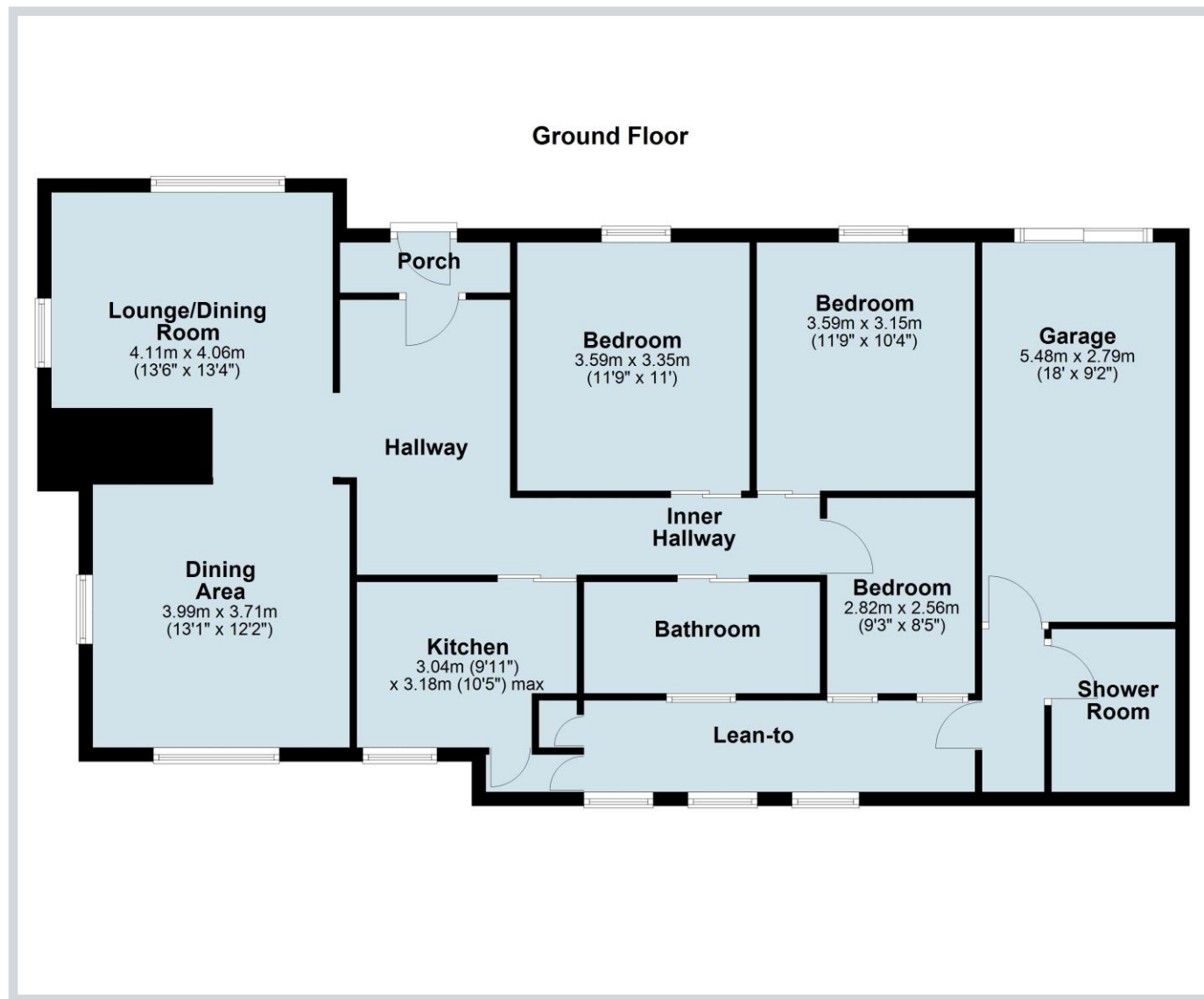
North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - D

**HOWKINS &
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AWAITING EPC



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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.



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