



10 Woodside, Arley, Warwickshire, CV7 8GH

HOWKINS &
HARRISON

10 Woodside,
Arley,
Warwickshire, CV7 8GH

Guide Price: £399,950

An exceptionally well presented three bedroom semi detached family home situated within this sought after residential location. Having been completely refurbished the property offers plenty of well proportioned accommodation throughout.

To the front of the property there is a driveway providing ample parking for several cars, delightful rear gardens; mainly laid to lawn with decking area and a pathway leading to covered seating area then access to further garden with summer house, log store and further parking ideal for a caravan or mobile home.



Location

The village of Arley is nestled in the South Warwickshire countryside, a short distance from the NEC, Birmingham airport and Birmingham International, with Hampton in Arden, Balsall Common, Atherstone and Coleshill a short journey away. Good access to the M42/M40/M6 and M1. Birmingham City Centre is within a 25-minute drive.



Accommodation Details - Ground Floor

Entrance hall with door leading off to a feature of this property- its kitchen breakfast room/family room. The kitchen area having a comprehensive range of base units with integrated appliances including ceramic hob with extractor fan above and double ovens below, ample preparation surfaces and inset ceiling lighting. The dining area having feature fireplace leading through to the family room with bifold doors to the rear garden, skylight windows and log burner with raised hearth.

First Floor

To the first floor there are three excellent sized bedrooms, a family bathroom with panel enclosed bath, Jacuzzi shower and shower screen over, vanity wash hand basin with cupboards and drawers below and mirror above, low flush WC with tiled wall surround and inset ceiling lighting.





Outside

Outside to the front of the property, a large driveway providing ample parking for several cars. There are delightful rear gardens with the main garden being mainly laid to lawn with decking area, gravel pathway leading to covered seating area, brick built garden shed and with rear access leading to a further garden area backing onto open Woodland, benefitting from an open summer house, log store and further parking possibly for caravan/motorhome.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

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

Features

- Traditional semi detached family home
- Open plan family room/kitchen breakfast room
- Three excellent size bedrooms
- Bifold doors to garden
- Inset ceiling lighting
- Family bathroom with shower
- Summer house & Log store
- Delightful rear gardens
- Idyllic position
- Ample parking for several vehicles





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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

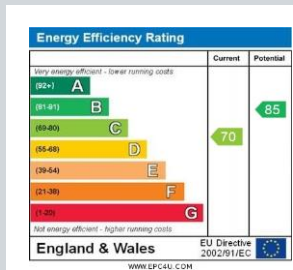
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

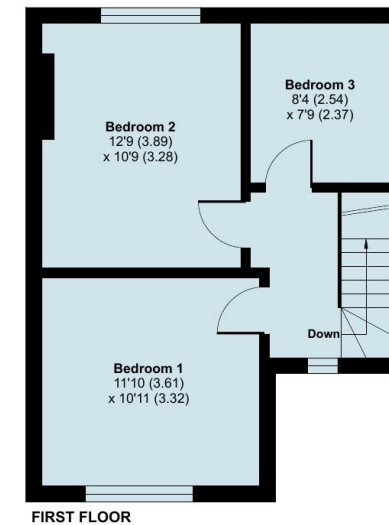
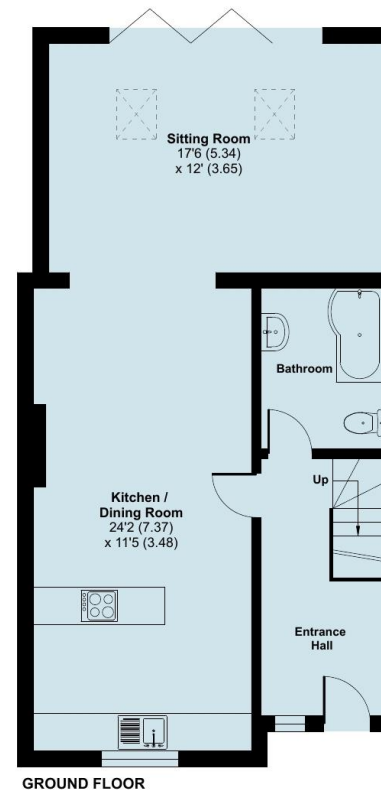
Band - C



Woodside, Arley, Coventry, CV7

Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1301228

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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.