



13, Wulfric Avenue, Austrey, Warwickshire, CV9 3FE

HOWKINS &
HARRISON

13, Wulfric Avenue,
Austrey,
Warwickshire, CV9 3FE

Guide Price: £565,000

Constructed in 2021, 13 Wulfric Avenue, is an impressive, double fronted detached family home situated within a sought after village on this relatively new residential development built by Morris homes.

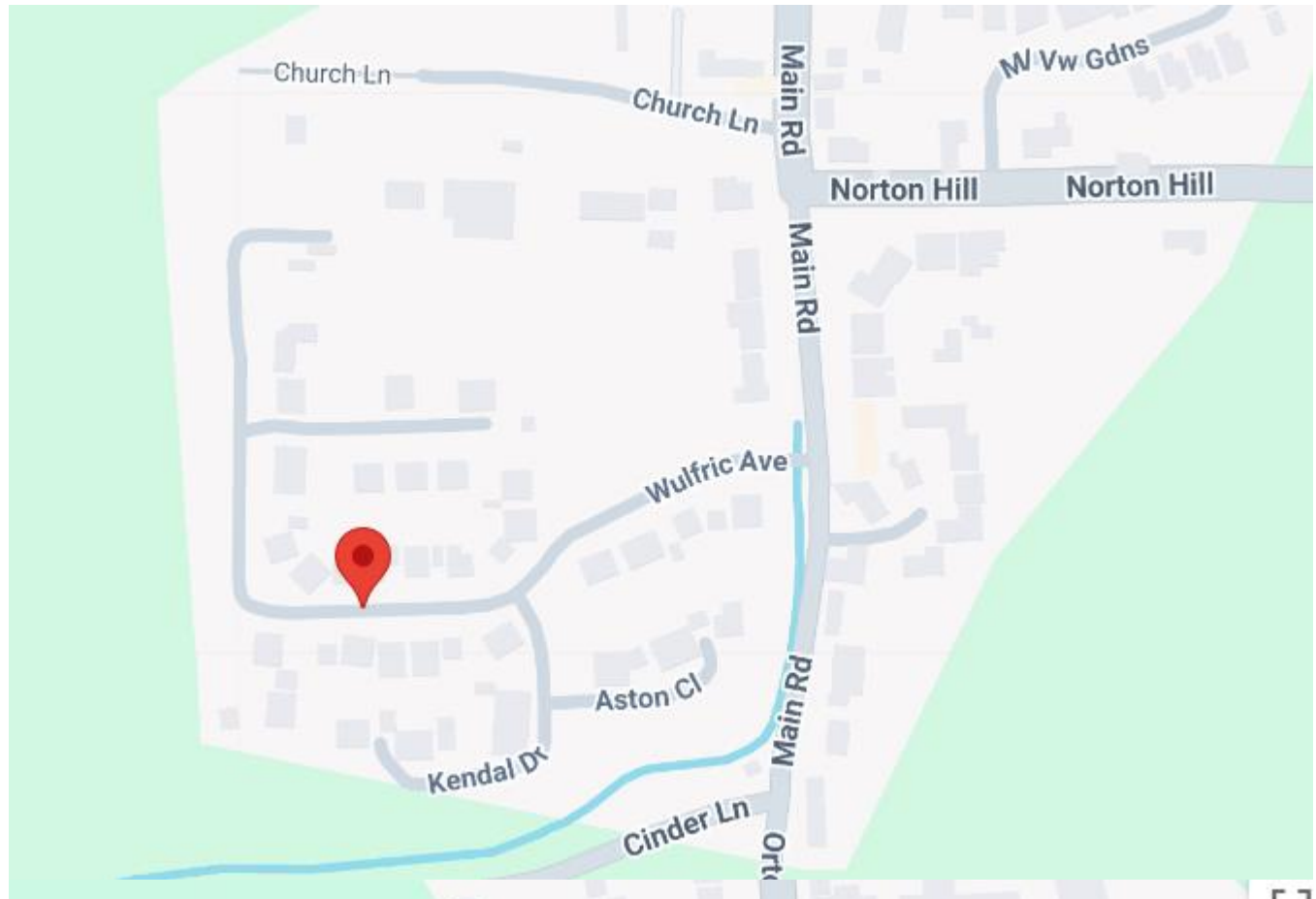
Having well proportioned internal accommodation totalling 1770 sqft in brief comprising:- generous hallway with central staircase and cloakroom WC, bay fronted 17ft lounge, study and separate snug. A particular feature of this property is its open plan kitchen/ breakfast room to the rear, offering modern living space with a utility room off.

Externally there is a double width driveway and large detached garage with an enclosed rear garden with paved patio. Viewing is highly recommended.



Location

Occupying a prominent position in the sought after village of Austrey. Within walking distance of village amenities including Convenience Store with Post Office, Public House, Church, and Village Hall. Easy access to surrounding countryside providing many options for walks and outdoor activities. The village has its own primary school as well as range of other local state and independent schools within a 30 minutes drive. Austrey has easy access to the local market towns of Tamworth, Atherstone and Ashby de la Zouch. It is also ideally located for the Midlands Motorway Network including the M42, M6 & M1 leading to the cities of Birmingham, Nottingham & Leicester all within a 45 minute or less journey. There are two local Train Stations with parking in Atherstone & Tamworth both less than a 30 minutes' drive, giving access to all major UK cities. Birmingham and East Midlands Airports are within a 30-minute drive.



Accommodation Details - Ground Floor

An attractive arched entrance with front door leads into a spacious hallway boasting a central staircase with storage cupboard under and door to a cloakroom WC. A door to the right leads into a study, whilst off to the left is a 17ft lounge with feature fireplace and large bay window to the front elevation. The rear of the property is dominated by a separate snug with double opening doors leading to outside with an opening into a particular feature of this lovely family home, an extremely spacious 21ft wide living/dining/kitchen. The kitchen area has a comprehensive range of eye-level and base units, ample preparation surfaces and integrated appliances including a gas hob with extractor hood above and built-in double oven. The dining area has French doors with full height side windows forming a walk in bay framing the rear garden. To complete is a useful utility room also have a good range of units and a courtesy door to outside.

First Floor

From the hallway the staircase rises to a generous first floor landing with storage cupboard, boiler cupboard and doors leading off to:- four double bedroom and a family bathroom which has both shower cubicle and bath. The principle bedroom suite has its own dressing area with built in wardrobes and an en-suite shower room. Bedroom two to the rear elevation also has built in wardrobes and access to a jack n jill shower room which is shared with bedroom four located to the front of the property. Finally bedroom three sits again on the front elevation with a built in cupboard.





Outside

Externally to the front of the property is a fore-garden with mature borders and pathway leading to the front door. To the side is a double width tarmacadam driveway giving access to a large detached garage. Gated side access leads to the delightful rear garden which is mainly lead to lawn with a paved patio and fence panelled boundaries.

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

- Attractive detached family home
- Sought after village location
- Impressive entrance hall
- Three reception rooms
- Open plan kitchen/breakfast room
- Four excellent size bedrooms and dressing room
- Family bathroom and two en-suite shower rooms
- Driveway and large garage
- Landscaped gardens
- Excellent location for commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property. The property is fitted with solar panels which are owned outright.

Local Authority

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

Council Tax

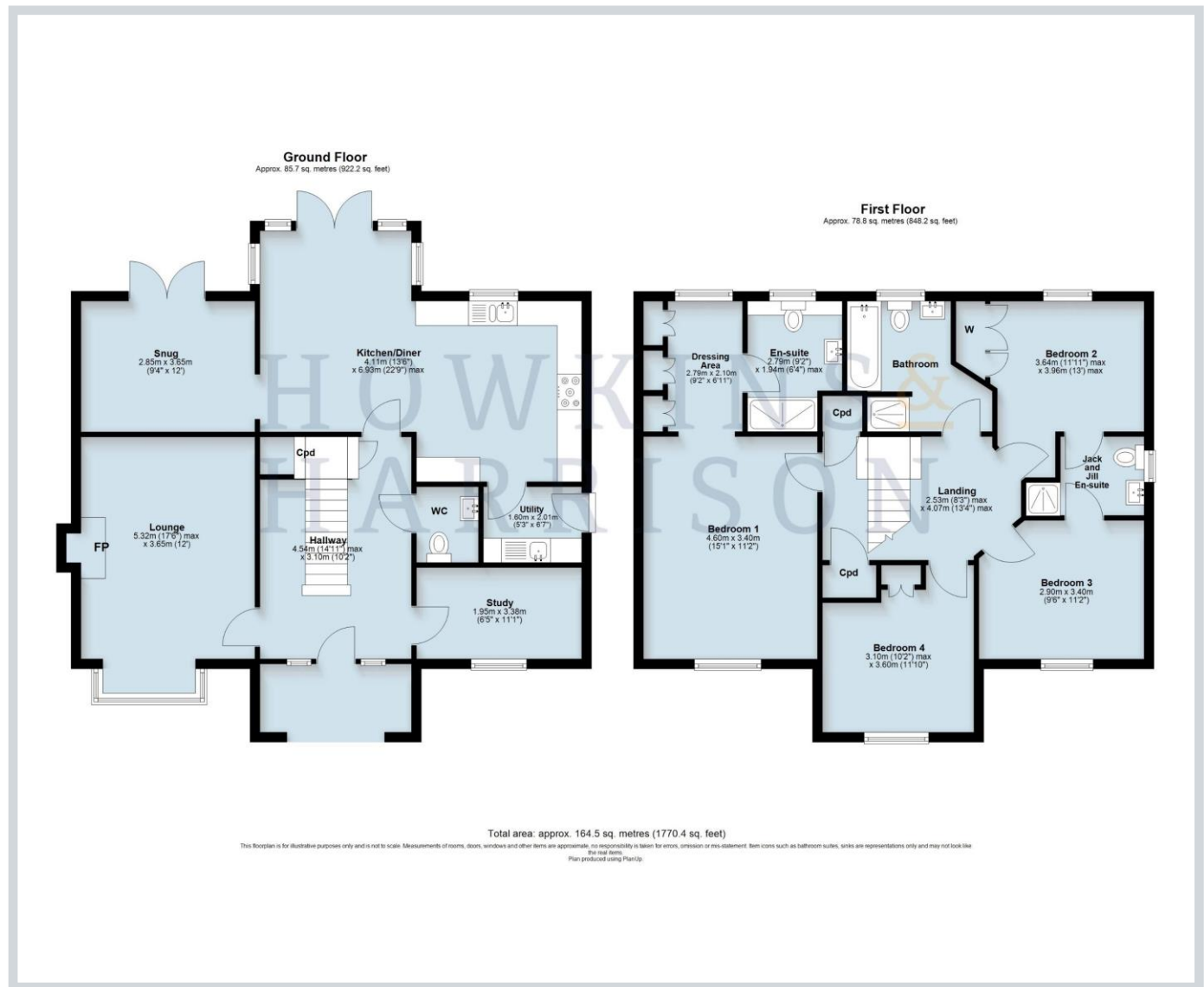
Band - E

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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