



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

HOWKINS &
HARRISON

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.

Features

- Bright & spacious family room with bi-folding doors
- Separate lounge and dining room
- Re-fitted kitchen/breakfast room
- Useful utility room, cloakroom/shower room
- Three good size bedrooms
- Family shower room
- Extensive rear gardens
- Outbuilding utilized as a gym



Location

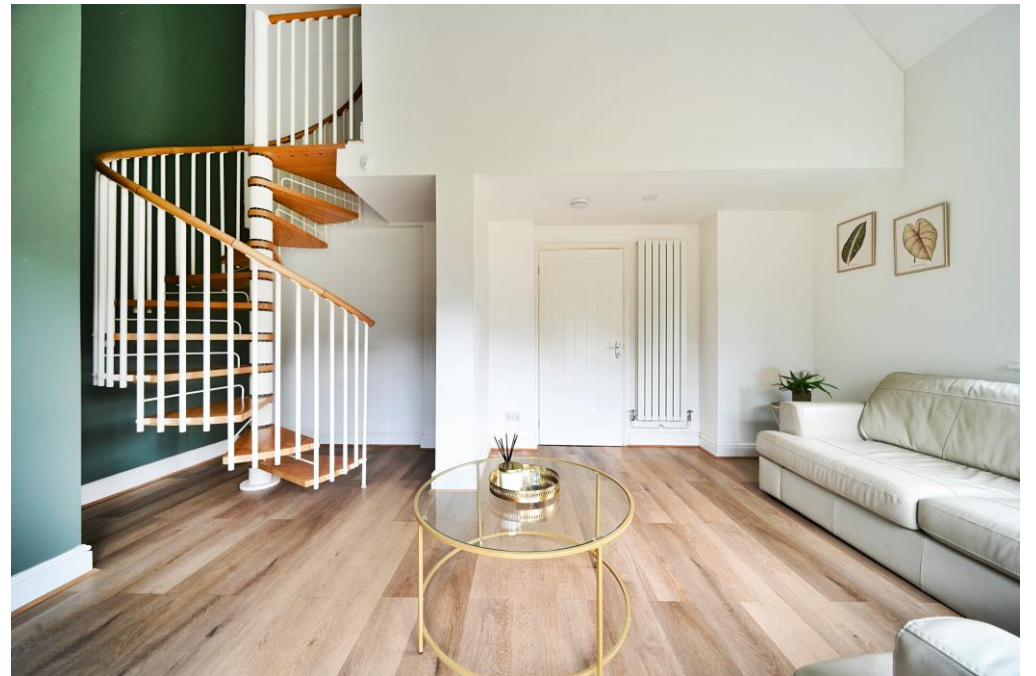
Freasley is a sought after Hamlet in semi-rural Warwickshire, with a church and Grade II listed hall. Located approximately 4.8 miles from the town of Tamworth which provides for an excellent range of services, recreational activities, out of town retail parks and a mainline railway station with routes 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.

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 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.

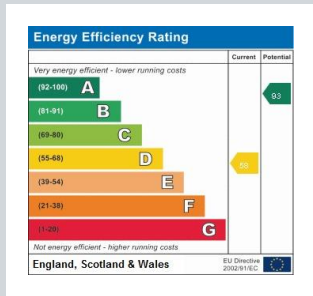
Services

None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is oil fired.

Local Authority

North Warwickshire Borough Council - 01827 715341

Council Tax Band - F



Howkins & Harrison

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