



23, Coleshill Road, Hartshill, Warwickshire, CV10 0NZ

HOWKINS &
HARRISON

23, Coleshill Road,
Hartshill,
Warwickshire, CV10 0NZ

Guide Price: £260,000

An excellent opportunity to acquire a three bedroomed detached cottage occupying a substantial garden plot in a popular residential area. Currently presenting 1079 sqft of accommodation, the property is available with no upward chain and, whilst requiring a degree of upgrading, it presents superb potential to create a lovely family home.

Externally, the property stands behind a driveway providing ample parking and access to a detached garage. The rear garden is a particular feature, extending to a generous size with mature boundaries and outbuildings, offering excellent scope for landscaping and outdoor enjoyment.



Location

Hartshill is a well-regarded village on the outskirts of Nuneaton, enjoying a convenient setting with countryside walks on the doorstep. Hartshill Hayes Country Park is within walking distance, while the village itself offers local shops, pubs, and everyday amenities. More comprehensive facilities can be found at Nuneaton and Tamworth, with Atherstone also close by. The nearby A5 provides excellent links to the Midlands motorway network, including the M42, M6 and M69, making the area ideal for commuters. Nuneaton and Tamworth railway stations both offer direct services to Birmingham, London and other major destinations. Surrounding towns include Bedworth, Hinckley and Lutterworth, all within easy reach.

Travel Distances

Nuneaton – 3.2 miles

Atherstone – 3.6 miles

Tamworth – 5.8 miles

Coventry – 12.8 miles

Birmingham Airport – 18.9 miles



Accommodation Details – Ground Floor

The front door opens into an entrance hall with stairs rising to the first floor and an understairs store. To the left, the living room sits at the front with a large bay window overlooking the garden. To the right, the sitting room is also front-facing with a bay window and connects at the rear into the conservatory. The kitchen/diner is positioned to the rear and side of the house, also linking to the conservatory which enjoys views across the garden and has double doors opening outside.

First Floor

On the first floor, the landing leads to three bedrooms and a bathroom. The main bedroom is front facing with a bay window, the second bedroom also has a bay window, and the third bedroom looks out over the rear garden. A family bathroom completes the accommodation, with useful cupboards off the landing.

Outside

Outside, the property is approached by a driveway leading to a detached garage. The plot includes a particularly large rear garden with mature boundaries, together with outbuildings including a separate WC and store.

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 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, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not currently connected.

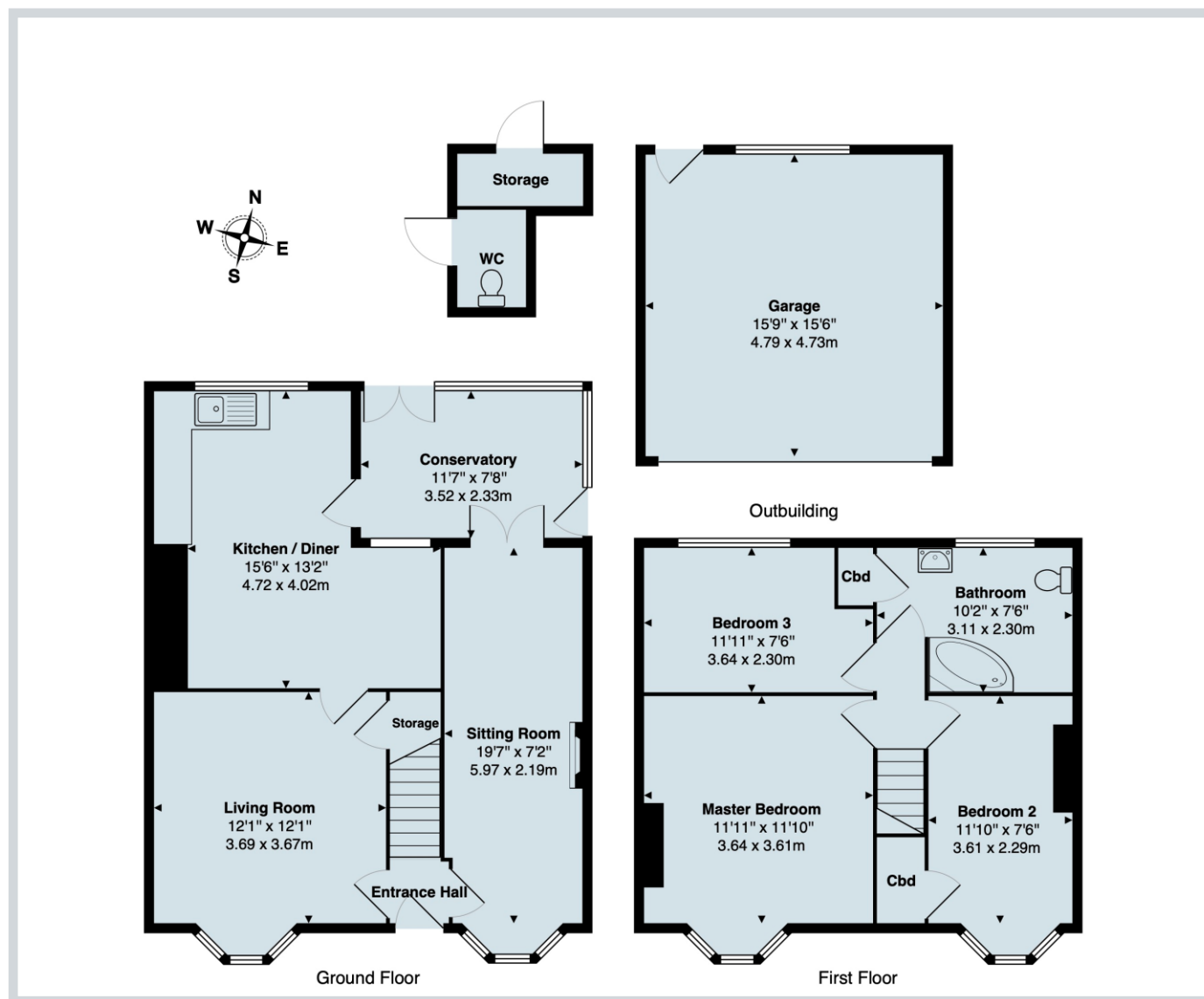
Local Authority

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

Council Tax

Band- C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	72 C
39-54	E		
21-38	F		
1-20	G		



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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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