



100, Austrey Road, Warton, Staffordshire, B79 0HQ

HOWKINS &
HARRISON

100, Austrey Road,
Warton,
Staffordshire, B79 0HQ

Guide Price: £599,000

Enjoying a beautiful rural outlook and an impressive plot with far-reaching countryside views, this substantial detached home offers exceptionally versatile accommodation extending to 3640 sqft.

Offering light-filled and stylish interiors, combining generous versatile, living spaces, ideal for both family living and those seeking multi-generational potential. The ground floor includes three bedrooms and a family bathroom, alongside a breakfast kitchen, two large reception rooms, reception/games room and a conservatory. Upstairs, a private first-floor suite provides a superb principal bedroom with a walk-in wardrobe, bathroom and a super sized loft area.

Outside, the home sits behind a wide frontage with ample gravel parking and an attached garage, while to the rear lies an extensive lawned garden and terrace capturing the open countryside beyond.



Location

Warton is a small North Warwickshire village surrounded by open countryside, lying between Tamworth and Atherstone. The village offers everyday amenities including a convenience store, post office, public house and primary school, with a wider range of shops, restaurants and facilities available in nearby Polesworth and Tamworth. The area is well connected for road and rail travel, with easy access to the A5, M42 and M6 motorway networks, and mainline train services available from Tamworth and Atherstone stations.

Distances (approximate):

Tamworth – 6 miles

Atherstone – 5 miles

Lichfield – 11 miles

Birmingham – 20 miles

East Midlands Airport – 25 miles



Accommodation Details - Ground Floor

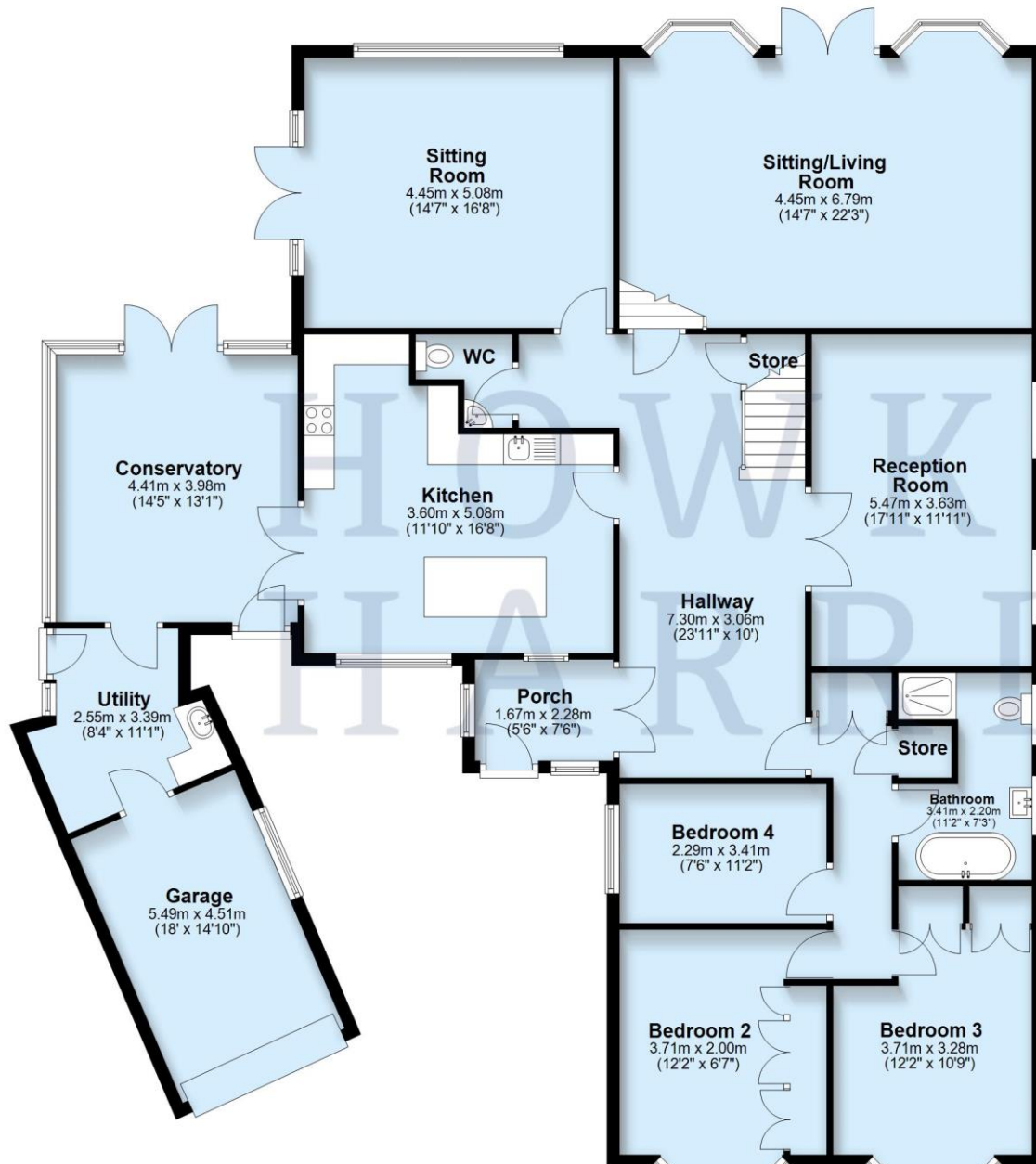
Entering through the porch, the front door opens into a wide central hallway giving access to the main ground-floor rooms. Off the hallway are three well-proportioned double bedrooms, two enjoying bay windows to the front and one positioned to the side, together with a modern family bathroom and useful built-in storage. To the rear, the generous sitting room forms the heart of the home, featuring twin bay windows and French doors opening onto the west-facing terrace and garden beyond. A further reception room/games room offers further flexible space, ideal for entertaining or family use, while a separate sitting room provides another comfortable area with views over the garden. The kitchen sits to the left of the hallway and connects to a bright conservatory which opens directly onto a raised deck, creating an excellent link between the house and garden. A practical utility room, cloakroom/WC and garage complete the ground floor.

First Floor

Stairs rise to the first floor where the accommodation is arranged as a private principal suite, comprising a large double bedroom with countryside views, a walk-in wardrobe, bathroom and access to useful loft storage.

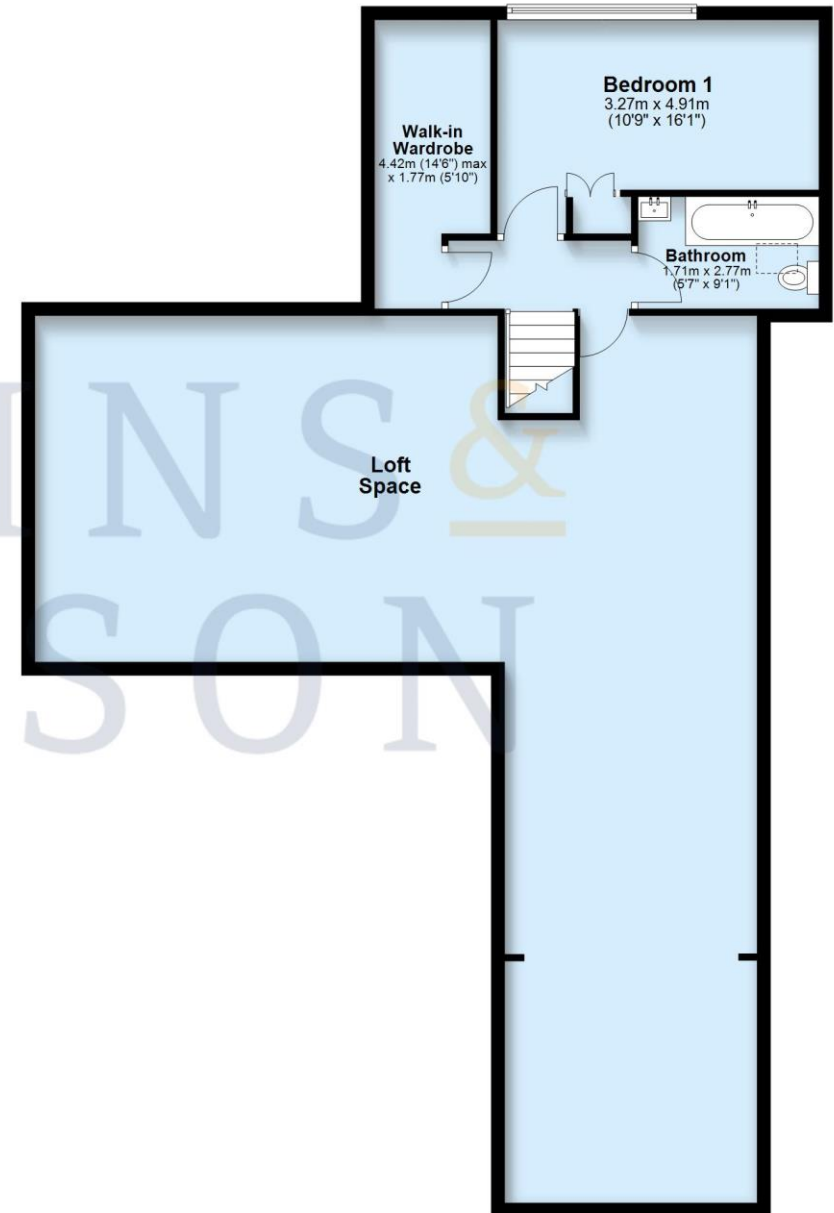
Ground Floor

Approx. 217.5 sq. metres (2340.8 sq. feet)



First Floor

Approx. 120.7 sq. metres (1298.9 sq. feet)





Outside

Outside, the property sits behind a wide, gated gravel driveway providing ample parking and access to the garage. To the rear, a broad terrace and deck lead down to an extensive west-facing lawned garden with open views across the surrounding countryside.

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

- Spacious detached home totalling 3640 sqft
- Three reception rooms plus bright conservatory
- Generous size kitchen/breakfast room
- Three ground floor double bedrooms
- Private first floor bedroom suite with walk-in wardrobe
- Ground floor and first floor bathrooms
- Large gavel driveway and attached garage
- Peaceful village setting with open countryside views
- Large family bathroom and en-suite shower room
- Excellent commute road links
- Extensive lawned rear garden





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, gas and electricity which are connected to the property.

Local Authority

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

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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](https://www.facebook.com/HowkinsLLP)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.