



30, Coton Road, Nether Whitacre, Coleshill, B46 2HL

HOWKINS &  
HARRISON



30, Coton Road,  
Nether Whitacre,  
Coleshill, B46 2HL

Guide Price: £555,000

A well-proportioned extended detached family home enjoying a desirable position within Nether Whitacre, offering 1,560 sqft of versatile accommodation and attractive open views to the rear.

The property features four separate reception areas, including a bay-fronted sitting room, spacious dining room, rear living room opening to the garden, and a useful office. The ground floor arrangement flows well for both everyday living and entertaining, complemented by a generous kitchen and practical utility room. Upstairs provides four bedrooms, an en-suite to bedroom one and a separate family bathroom.

Externally, the property benefits from off-street parking for several vehicles and an established rear garden backing onto open countryside.





## Location

Nether Whitacre is a peaceful Warwickshire village surrounded by attractive countryside yet well placed for day-to-day amenities and excellent commuter links. The village benefits from a popular local pub, village hall, sports club and nearby nature reserves, with further facilities available in Coleshill and Atherstone. Schooling is well catered for in the area, including Whitacre Heath Primary School and a choice of secondary options in Coleshill and surrounding towns. The location offers easy access to the M42, M6 and A446, making it ideal for those needing to travel across the region, while also being within convenient reach of Birmingham, Tamworth and Nuneaton.

### Travel Distances

Coleshill – approx. 3 miles

Atherstone – approx. 7 miles

Tamworth – approx. 8 miles

Birmingham – approx. 13 miles

M42 (J9) – approx. 3 miles

M6 (J4) – approx. 4 miles

Birmingham Airport – approx. 8 miles



## Accommodation Details - Ground Floor

Entering through the front door, you arrive in the hall, with the WC immediately on the left and the staircase rising ahead. To the right is the sitting room, a bright bay-fronted space centred around an attractive fireplace. From the hall, a door leads into the dining room, a generous central room that creates an easy flow through the ground floor. An open archway draws you into the living room at the rear, where a feature fireplace and French doors opening to the garden make this an inviting everyday space. The kitchen is accessed from the dining room and offers ample storage along with room for informal dining. A further door leads into the utility room, which provides an external door to the garden and an internal door into the office, a flexible front-facing room ideal for home working or hobbies.

## First Floor

The staircase rises to a central landing giving access to all four bedrooms and the family bathroom. Bedroom one sits to the front and enjoys its own en-suite shower room, while bedroom three is also positioned to the front. To the rear, bedroom two overlooks the garden and open views beyond, with bedroom four set beside the family bathroom to complete the layout. Three of the bedrooms benefit from built-in wardrobes, adding practical storage to the first floor.







## Outside

Outside, the rear garden offers lawned areas, planted borders and seating terraces. The setting enjoys a good degree of privacy and features open rural views to the rear boundary. There is rear vehicular access and driveway leading to a large detached brick built garage/workshop with power and light supply, up and over door and rear personnel door leading to the garden, ideal as a hobby room/potential annexe.

## 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

- Extended detached family home
- Four versatile ground floor reception rooms
- Kitchen with adjoining utility room
- Four bedrooms with en-suite to bedroom one
- Off-street parking for several vehicles
- Rear garden with open countryside views
- Sought after village location
- Rear driveway with access to a detached garage/workshop
- Close to excellent road networks



## 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 mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

## Local Authority

North Warwickshire Borough Council - Tel:01827-715341

## Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	76 C

## Howkins & Harrison

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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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