



3, Flavel Court, Austrey, Atherstone, CV9 3NS

HOWKINS &
HARRISON

3, Flavel Court,
Austrey,
Atherstone, CV9 3NS

Guide Price: £390,000

A well-presented detached family home offering around 1350 sqft of accommodation, quietly positioned within a small cul-de-sac in the heart of the village.

The property provides a generous layout including a spacious front lounge, an open-plan kitchen/dining room, a useful utility room and a conservatory overlooking the rear garden. The first floor offers four bedrooms and a contemporary family shower room, making it an ideal home for families seeking flexible space. Outside, the property enjoys a private, west-facing rear garden, together with a block-paved driveway providing ample parking and access to the integral garage.

Offered for sale in good order throughout, this is a well-balanced home in a popular village setting.



Location

Austrey is a charming village positioned at the far north-eastern edge of Warwickshire, just a short distance from the borders of Leicestershire, Staffordshire and Derbyshire. The village enjoys a friendly, active community atmosphere with its own village shop/post-office, church, and primary school. With countryside all around, it's superbly placed for nature, quiet living and strong connections for commuting or regional access.

Travel Distances

Tamworth ~ 5 miles

Atherstone ~ 6 miles

Junction 11 of the M42/A42 ~ 2 miles by road

Ashby-de-la-Zouch ~ 7 miles

Birmingham Airport ~ around 30 miles



Accommodation Details - Ground Floor

Stepping through the front door, you enter a welcoming hall with doors leading to the ground-floor accommodation. Immediately to the right is the WC and an internal door provides direct access into the integral garage. The staircase rises centrally, and ahead a further door leads through into the main living spaces. Off to the left is the lounge, a comfortable front-facing room featuring a walk-in bay window and a contemporary wall-mounted fire. To the rear of the hallways is a door opening into the kitchen/dining room, a sociable space with modern units, an island-style breakfast area and ample room for a dining table. From the dining area, sliding doors open into the conservatory, a bright, glazed room with underfloor heating overlooking the garden. An opening from the kitchen leads into the utility room, which provides useful additional storage and has an external door to the side and rear of the property.

First Floor

On the first floor, the landing gives access to all four bedrooms and the bathroom. Bedroom one, positioned at the front, benefits from its own contemporary en-suite shower room. Bedrooms two and three sit to the rear overlooking the garden, while bedroom four faces the front. These rooms are served by the separate family bathroom, fitted with a white suite including a walk-in shower.



Outside

Outside, the property enjoys a private west-facing rear garden, mainly laid to lawn with a patio seating area, established borders and a timber garden room/summerhouse. To the front, the block-paved driveway provides off-road parking and leads to the integral garage, with gated access available down the side.

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

- Quiet cul-de-sac position in Austrey
- Generous lounge with front bay window
- Modern kitchen with adjoining dining area
- Conservatory providing extra living space
- Four bedrooms including en-suite to main bedroom
- Large family bathroom and en-suite shower room
- Private, west-facing rear garden setting
- Driveway parking plus integral garage



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 and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

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

Council Tax

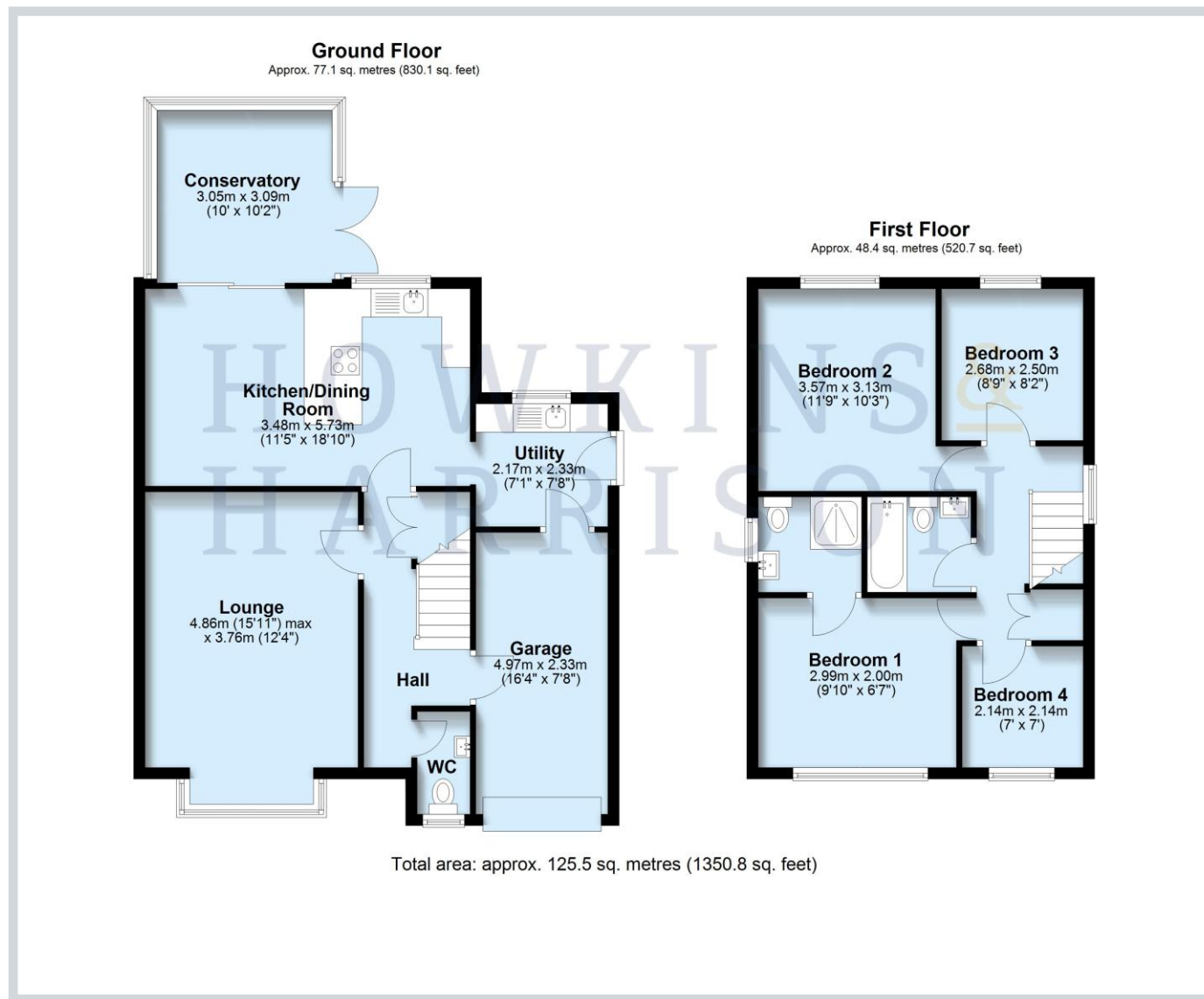
Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	84 B

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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