



22 Hollybank Estate, Austrey, Warwickshire, CV9 3ET

HOWKINS &
HARRISON

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Austrey,
Warwickshire, CV9 3ET

Guide Price : £229,950

A well presented three bedroomed family home, occupying a cul de sac position in this delightful village location, backing onto open fields. Having been fully modernised throughout the accommodation briefly comprises, ground floor WC, an open plan living/dining/kitchen on the ground floor. To the first floor, three bedrooms and a family bathroom. Externally the property has an off road parking and an enclosed rear garden backing onto open fields.

Features

- Ready to move into family home
- Open plan ground floor accommodation
- Superb fitted dining kitchen
- Entrance hall and cloakroom WC
- Three bedrooms
- Modern family bathroom
- Delightful rear garden and patio area
- Off road parking
- Backing onto open fields
- Viewing is highly recommended



Location

Occupying a prominent position in the centre of the sought after village of Austrey. Within walking distance of village amenities including Convenience Store with Post Office, Public House, Church and Village Hall. Easy access to surrounding countryside providing many options for walks and outdoor activities. The village has its own primary school as well as range of other local state and independent schools within a 30 minutes drive. Austrey has easy access to the local market towns of Tamworth, Atherstone and Ashby de la Zouch. It is also ideally located for the Midlands Motorway Network including the M42, M6 & M1 leading to the cities of Birmingham, Nottingham & Leicester all within a 45 minute or less journey. There are 2 local Train Stations with parking in Atherstone & Tamworth both less than a 30 minutes drive, giving access to all major UK cities. Birmingham and East Midlands Airports are within a 30 minute drive.

Market Bosworth - 9.8 miles

Atherstone - 7.6 miles

Ashby de la Zouch - 9.4 miles

Tamworth - 7.1 miles



Accommodation Details – Ground Floor

The front door open into an entrance hallway with laminate flooring, staircase rising to the first floor with storage cupboard under, door to a cloakroom WC with wash hand basin. The accommodation now boasts a living room to the front elevation with laminate flooring, open plan to the dining kitchen.. The kitchen area has a good range of modern fitted tall, wall and floor mounted units, with ample preparation surfaces, complimentary tiling and fitted appliances including a ceramic hob with extractor hood over, built in double oven, integrated dishwasher, washing machine and inset ceiling. A bright and airy room with double glazed doors French doors opening onto the patio and garden.

First Floor

The staircase rises from the entrance hall onto a spacious landing with doors leading off to all three good size bedrooms, two of which are to the rear of the property enjoying countryside views. There is a modern family bathroom comprising of a panel enclosed bath with shower and screen fitted, low flush WC a vanity wash hand basin and complementary tiling.

Outside

To the front of the property is off road parking for two vehicles and side pedestrian access leading into the rear garden. Mainly laid to lawn with a paved patio, brick built shed/workshop and open countryside views.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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 and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band – B

Energy Rating - TBC



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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