



3 Poplars Yard, New Road, Shuttington, Warwickshire, B79 0EJ

HOWKINS &
HARRISON

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New Road, Shuttington,
Warwickshire, B79 0EJ

Guide Price: £599,950

A superbly presented, barn conversion forming part of a small select development in the desirable village of Shuttington. Boasting ready to move into accommodation arranged over two floors comprising:- open plan living/dining room, breakfast kitchen, cloakroom WC, three double bedrooms the principal bedroom having an en-suite shower room and finally a main bathroom.

Approached via a security gated entrance and backing onto open fields the property is situated within a semi rural location, an early internal viewing is strongly recommended.

Features

- Ready to move into barn conversion
- Open plan living room/dining area
- Entrance hall, cloakroom WC
- Kitchen/ breakfast room
- Three first floor double bedrooms & bathroom
- Main bedroom having en-suite facilities
- Delightful rear garden and communal grounds
- Backing onto open fields



Location

Shuttington is a village in North Warwickshire. On the edge of the village is St Matthews parish church and The Wolferstan Arms pub is on Main Road in the village. Located nestled within undulating Staffordshire countryside, just outside the town of Tamworth. The property is conveniently located for access to the region's motorway networks namely the M42, M6 and M1. The major cities of Leicester, Derby, Nottingham and Birmingham are close by. There is also excellent access to East Midlands, Coventry and Birmingham airports. The property sits between the conurbations of Tamworth and Ashby de la Zouch. Both towns benefit from excellent services such as shops, restaurants and leisure activities. In particular Tamworth benefits from a train station with immediate access to Birmingham and fast mainline train links to London (fastest journey time currently is 60 minutes).

The area is renowned for its schooling. Not only are there many quality state schools but also a number of private schools of high regard. These include Repton, Dixie Grammar, Twycross and Grace Dieu.



Accommodation Details - Ground Floor

From the front the property opens into an entrance hall with double glaze window to front elevation, fitted storage cupboard and doors leading off to: a generous size open plan living room/dining area having double glazed windows to rear elevation overlooking the garden and fields beyond. The staircase rises from the living area to the first floor and a door leads into the cloakroom WC. Also off the living area is a light and airy kitchen/ breakfast room, the kitchen area having a comprehensive range of eye level and base units with granite preparation services and complimentary up lifts. There is a fitted Rangemaster oven with extractor hood above, an integrated dishwasher, matching chef island with breakfast bar and drawers below, double glazed French doors to the rear garden and inset ceiling lighting.

First Floor

The landing has doors leading off to the main bedroom having two windows to the rear elevation with views over the fields beyond, a range of fitted wardrobes and access into the en-suite shower room with twin tiled shower cubicle, vanity wash hand basin, complementary tiling and WC. There are two further excellent size bedrooms and a main bathroom with panel enclosed bath, shower and shower screen over, low flush WC, vanity wash hand basin and complementary tiling.





Outside

The property is approached via a security gated entrance leading to ample parking area. Externally the rear garden is mainly laid to lawn and a large paved patio with outdoor lighting, backing onto open fields.

A rare opportunity to acquire a ready to move into barn conversion set in a secluded courtyard development adjacent to open countryside.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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

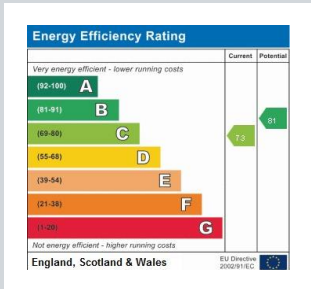
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - F



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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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