



1 Sandcroft Cottages Fisherwick Road,  
Nr Whittington WS14 9JN

Downes & Daughters  
ESTATE AGENCY

## 1 Sandcroft Cottages Fisherwick Road, Nr Whittington WS14 9JN Offers over £365,000

A unique opportunity to acquire a 'partially renovated' Victorian cottage home, facing the Coventry Canal, on the outskirts of Whittington, painstakingly restored by the current owners. Due to a lifestyle change, they are disappointed to not finish the project, being particularly sad to not realise the planning permission for the large kitchen diner extension to the rear, making use of the current outbuildings. The plot has been enhanced by the purchase of a neighbouring strip of land to create ample off street parking and the near doubling in size of the rear garden. The rooms that have benefitted from full 'back to brick' renovation include a breath taking family bathroom, presented in a flawless period style and finished to the most exacting of standards. As has the principal bedroom with attractive fitted wardrobes and canal views to the front and the living room with slate floor, log burner, bespoke shelving and beautifully restored beams and elegant cornicing. Further improvements have included a partially finished loft conversion offering two bedrooms or bedroom and bathroom configuration, new Timberlook windows, full rewire and a ground floor 'Automist' sprinkler system. A spacious kitchen diner, which is yet to be renovated, links via a utility room to the rear outbuilding, providing the space for a future kitchen diner and family room, which has full planning permission. Externally an immaculate reclaimed brick wall with coping stone top creates an attractive boundary and the private driveway now provides parking for a number of vehicles with plans for a large patio seating area behind. The cobbled cottage garden to the front provides an attractive approach and the established rear garden really is something to behold, with shaped lawn, flourishing borders, patio seating area and rear garage/workshop and large storage area.

Viewing is essential to appreciate the quality of workmanship already bestowed on this home and its exciting future potential

### GROUND FLOOR

Living Room With Log Burner • Inner Hallway With Half Cellar • Kitchen Diner • Rear Utility Room • Large Storage Room

### UPPER FLOORS

Landing • Bedroom One With Fitted Wardrobes & Canal Views • Opulent Family Bathroom With Roll Top Bath, Separate Shower & High Cistern Lavatory • Stairs Rise To... • Bedroom Two • Bedroom Three (with plumbing for bathroom) • PLEASE NOT THE SECOND FLOOR IS IN A PARTIALLY RENOVATED STATE (SEE PHOTOS)

### OUTSIDE

Pretty Courtyard Front Garden With Retaining Wall & Ornate Railings • Beautifully Presented Partially Walled Rear Garden • Patio & Gravel Seating Areas & Manicured Lawn • Fish Pond • Brick Garden Store • Garage Size Workshop • Private Driveway Parking For A Number Of Cars • Secure Gated Access To Rear • Large Storage Area With Extensive Log Store

### FURTHER INFORMATION

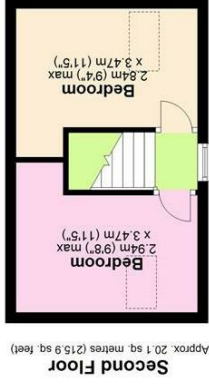
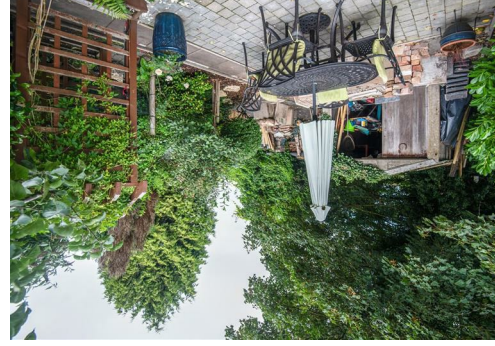
Freehold (TBC By Solicitor) • Council Tax Band B • Energy Rating D • Oil Fired Central Heating • Septic Tank & Soak Away For Sewerage • Mains Electricity & Water • Automist Fire Prevention Sprinkler System On Ground Floor • New Timberlook Windows Recently Installed







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Total area: approx. 104.6 sq. metres (1126.4 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	99
Minimum	55
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92 pphs)
	B (91-91)
	C (89-89)
	D (88-88)
	E (84-84)
	F (81-81)
	G (79-79)
Not environmentally friendly - higher CO <sub>2</sub> emissions	

Energy Efficiency Rating	
Current	55
Minimum	55
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 pphs)
	B (91-91)
	C (89-89)
	D (88-88)
	E (84-84)
	F (81-81)
	G (79-79)
Not energy efficient - higher running costs	