



Connells

Shrewley Common
Shrewley Warwick

Shrewley Common Shrewley Warwick CV35 7AY

for sale offers in the region of
£500,000



Property Description

A spacious four bedroom detached bungalow with a generous rear garden and secure, gated parking. This home presents a fantastic opportunity to modernise and create your dream home. This property further benefits from solar panels and is being sold with no onward chain.

The properties in brief comprises, entrance porch leading through to the entrance hall, kitchen, dining room, utility room, large dual aspect lounge and a conservatory with gorgeous garden views. There are four bedrooms with plenty of natural light and a family bathroom. There is excellent storage throughout and a large loft space.

There is a generous size rear garden which is not overlooked, offering privacy to enjoy your outdoor space. There is a workshop to the back with power and light.

The Location

Shrewley Common is located in the sought after village of Shrewley, having convenient access to Warwick, Solihull and Henley-in-Arden. The property is ideally located, having the village shop within a 2 minute walk away, and a 4 minute walk to the village pub. The gorgeous family home offers excellent primary and secondary schools nearby, and is within a 2 minute walk to the children's playground and park area.

For commuters, Warwick Parkway Train Station which offers direct links into London, can be found within a 10 minute drive away and the M40 is also a 10 minute drive away too.

The fantastic Ardencote Manor with Golf Course, Gym and Spa facilities is also only a 4 minute drive away for those who love being active, or a pamper!

Entrance Porch

Double doors leading into hallway and skylight.

Lounge

27' 1" x 11' (8.26m x 3.35m)

Dual aspect and a fireplace.

Kitchen

16' 7" x 9' 11" (5.05m x 3.02m)

Aga and built in storage.

Utility Room

9' 11" x 8' 1" (3.02m x 2.46m)

Fitted with wooden work surface, Belfast sink and chrome towel warmer.

Dining Room

13' 4" x 13' 3" (4.06m x 4.04m)

Store cupboard and spotlights.

Conservatory

15' 9" x 13' 6" (4.80m x 4.11m)

Carpeted flooring.

Bedroom One

15' 2" x 12' 3" (4.62m x 3.73m)

Windows to front and wooden flooring.

Bedroom Two

12' 9" x 11' 9" (3.89m x 3.58m)

Window to front and carpeted flooring.

Bedroom Three

11' 3" x 8' 9" (3.43m x 2.67m)

Window to front and carpeted flooring.

Bedroom Fourth

11' 11" x 8' 9" (3.63m x 2.67m)

Window to side and rear.

Family Bathroom

Double shower, WC, wash hand basin, tiled flooring, spotlights and window to rear.

Loft Space

Boarded and light. Velux windows. Solar panels with meter.

Rear Garden

Mainly laid to lawn with mature shrubs and trees. Brick built storage space housing boiler.

Workshop

Power and light.

Vendors Notes

Solar panels - owned outright.

Oil heating.









Total floor area 165.7 m² (1,783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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14 High Street
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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

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