



1 Cottage, Main Street, Withybrook, Warwickshire, CV7 9LW

HOWKINS &
HARRISON

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Withybrook, Warwickshire,
CV7 9LW

Guide Price: £245,000

A two bedroom character cottage located in the sought after village of Withybrook with enclosed garden, garage and off-road parking. While the property is in need of some modernisation and upgrading, it presents a blank canvas for someone to create a home tailored to their own specific tastes and needs.

Features

- Popular village location
- Two bedrooms
- Spacious sitting room
- New boiler installed in 2024
- Sunroom
- Enclosed rear garden
- Garage
- Off-road parking
- Requiring some modernisation



Location

The village of Withybrook is situated in North Warwickshire close to the Leicestershire border, having its own church, village hall which offers many social activities and a public house. Rugby, Hinckley, Coventry and Nuneaton are easily accessible and offer extensive schools, shopping, and sporting facilities. Withybrook is conveniently situated for access to London with a frequent high speed rail Service from both Coventry and Rugby to London Euston (just under 50 minutes from Rugby). Birmingham International Airport is approximately 25 miles away.



Ground Floor

The property can be accessed via a shared paved pathway to the rear which opens into a sunroom, or the front from under a covered porch which opens into a light and airy sitting room, with wood effect flooring, exposed pine skirting boards and an open fire with wooden surround, which provides a welcoming focal point to the room. A door leads through to the kitchen which has a continuation of the wood effect flooring and is fitted with a comprehensive range of cream base and eye level units including an electric single oven, hob and extractor hood above. Stairs rise to the first floor and a door leads through to the sunroom, or alternative entrance. There is space here for white goods and storage, with a door giving access to a cloakroom fitted with a wall hung wash hand basin and WC.

First Floor

To the first floor there is a spacious double bedroom, a single bedroom and a shower room fitted with a modern white suite comprising of a shower enclosure, WC, wall mounted wash hand basin and a chrome heated towel radiator.

Outside

The garden is mainly laid to lawn with some mature planting and enclosed by a combination of railing and picket fencing. A large gravel driveway provides ample parking in front of a garage and includes an EV charging point. A shared paved path to the side of the garage leads to the cottage and to a brick-built store, which is divided into two stores one of which belongs to the neighbouring property.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

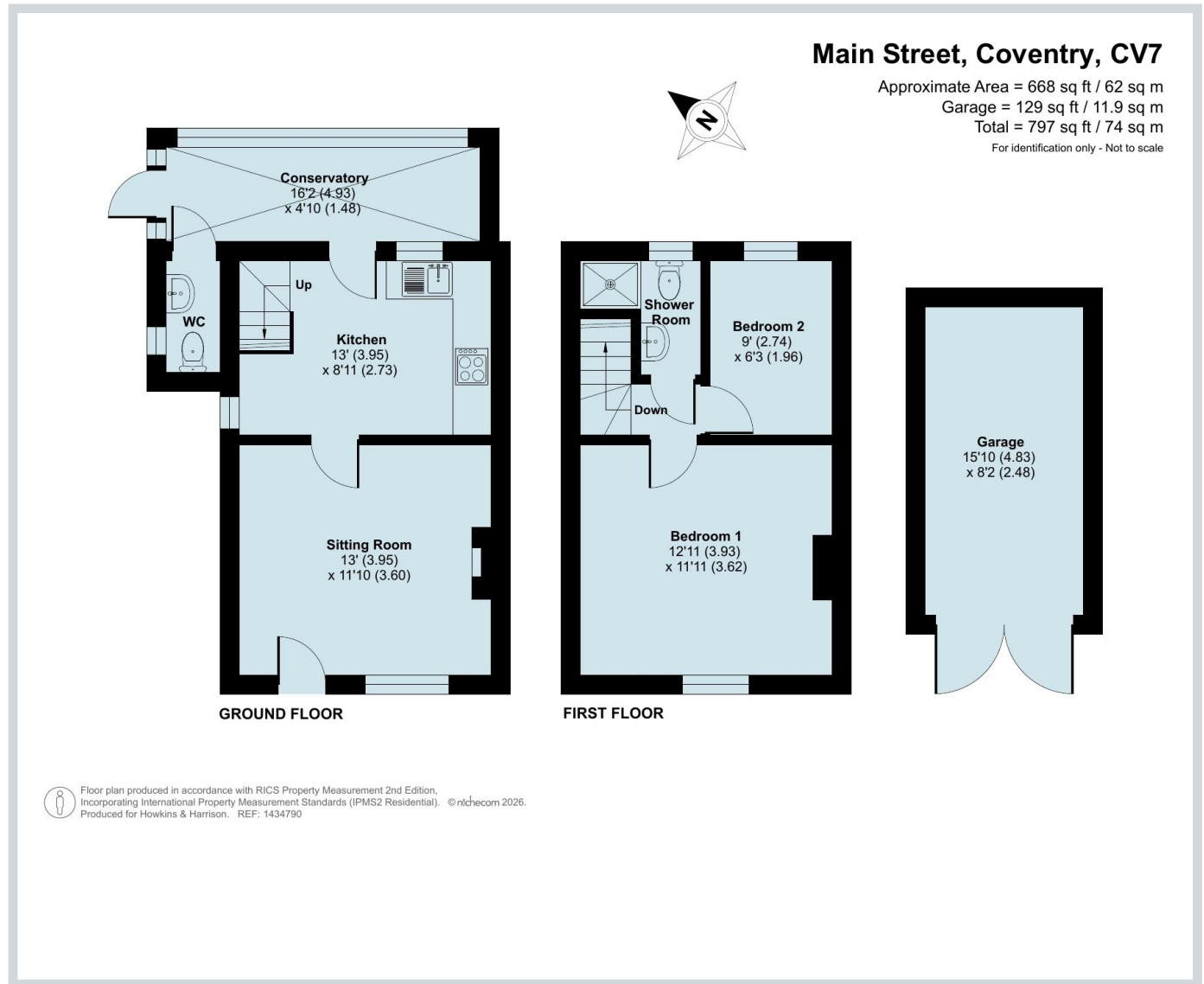
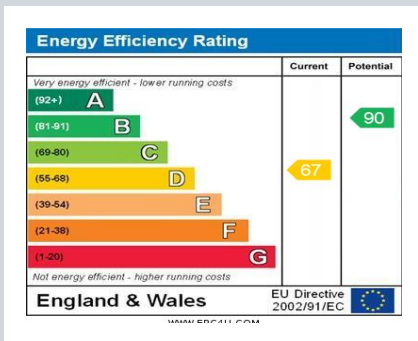
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – 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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