

ehB
RESIDENTIAL

Your Property - Our Business



6 Field View, Mill Lane, Little Shrewley, Warwick

Guide Price
£379,950



Situated in the desirable Hamlet of Little Shrewley and overlooking open countryside, stands the mature semi-detached character home. The accommodation, which requires modernisation and improvement, briefly affords: an entrance porch and inner lobby, living room with a woodburner, breakfast kitchen, a conservatory, two double first-floor bedrooms and a bathroom. To the outside, there is an established front garden and driveway. There is a good-sized, mature rear garden, which gives access to a separate single-storey extension that provides versatile accommodation, with a lobby area leading to reception rooms and a central shower room. NO UPWARD CHAIN. Energy rating E.

Location

Little Shrewley lies close to Hatton and the larger village of Shrewley within a rural location to the north-west of Warwick. Despite its rural setting, the village is ideally placed for communication links to Hatton and Warwick Parkway stations, which provide regular rail links to London and Birmingham. Additionally, the A46 links to the M40 motorway. In addition, the nearby towns of Stratford-upon-Avon, Leamington Spa, Kenilworth and the city of Coventry are all within easy reach.

Approach

Through an the entrance door into:

Entrance Porch

Leaded light double-glazed windows and a multi-paned door to:

Entrance Lobby

Stairs rising to First Floor Landing, radiator. Door to:

Living Room

15'11" x 11'10" into chimney recess (4.86m x 3.63m into chimney recess) Fireplace with recessed wood burner, radiator, leaded light double-glazed bow window to front aspect, and under-stairs storage. Door to:

Breakfast Kitchen

5.54m x 2.43m

Base and eye-level units, worktops, tiled splashbacks, and an inset single-drainer sink unit with mixer tap and rinse bowl. Electric oven and AEG induction hob, space and plumbing for washing machine and dishwasher, radiator. Tiled floor, two leaded light double-glazed windows to the rear aspect, and a multi-paned door leads to:

Conservatory

3.36m x 2.02m

Terracotta tiled floor, UPVC double-glazed windows, polycarbonate roof with views of the garden, uplighters and a double-glazed casement door allows access to the rear garden and the extension.

First Floor Landing

Doors to:

Bedroom One

15'11" x 8'11" (4.87m x 2.74m)

Radiator, built-in double door wardrobes, part angled ceiling incorporating a leaded light double glazed Dormer window to front aspect with skylights to either side.

Bedroom Two

11'3" x 10'2" (3.44m x 3.10m)

Built-in double door wardrobes with a cupboard above, radiator and a leaded light double-glazed window to the rear aspect.



Bathroom

White suite comprising WC, bidet, worktop with sink and louvred storage cupboard below. Adjacent matching tall storage unit and eye-level medicine cabinet, radiator. Bath with Triton shower over, a double-glazed skylight over, a leaded-light double-glazed window to the side aspect and a built-in cupboard housing the hot water cylinder.

Side Extension

Accessed via a part sealed unit double-glazed entrance door into:

Entrance Lobby

Radiator, wood-effect floor, double-glazed roof light opening to the sitting room and doors to the bedroom and shower room.

Reception Room

12'11" x 7'1" (3.94m x 2.18m)

Matching wood effect floor, radiator and two sets of sealed unit multi-paned double opening doors.

Bedroom

12'4" x 7'5" (3.76m x 2.27m)

Matching wood-effect floor, radiator and a double-glazed window to the front aspect.

Shower Room

White suite comprising WC, wash hand basin, tiled shower enclosure with Triton shower, extractor fan, vertical radiator and a double-glazed skylight.

Outside

There is an established front garden with a drive providing off-road parking with access to a useful store. There is also a gated side pedestrian access to the rear garden.

Rear Garden

There is a good-sized mature rear garden,

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

Mains electricity, water, and drainage are connected to the property. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

Warwick District Council. Council Tax Band D

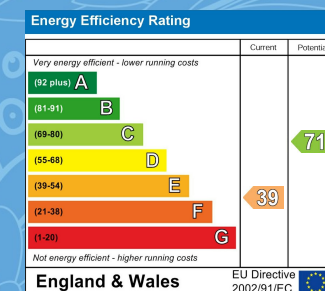
Postcode

CV35 7HN

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

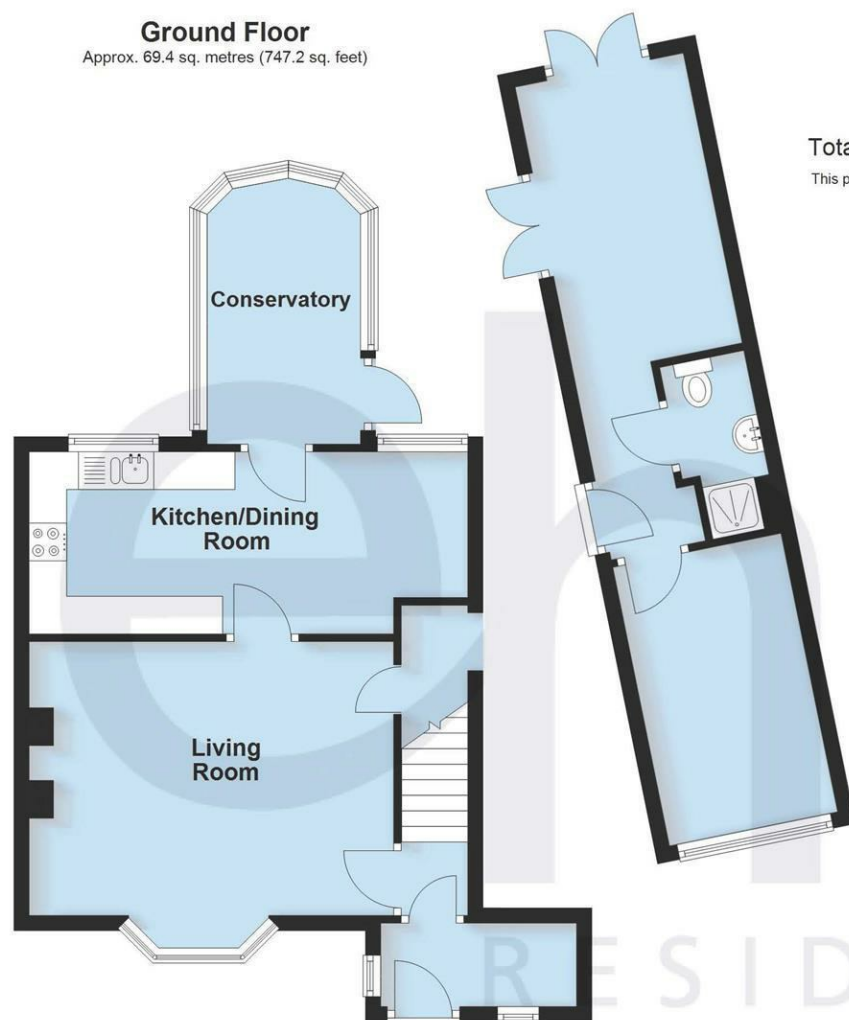
Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Approx. 69.4 sq. metres (747.2 sq. feet)



Total area: approx. 105.8 sq. metres (1139.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Approx. 36.4 sq. metres (391.9 sq. feet)



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.