



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£375,000

Located in

Long Itchington





Cox Crescent

Long Itchington | CV47 9AE



HR Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, situated in the highly sought-after village of Long Itchington and arranged over three spacious floors.

The ground floor comprises a welcoming entrance hall, comfortable living room, spacious kitchen diner ideal for modern family living and entertaining, utility room and a convenient downstairs WC.

To the first floor are two generous double bedrooms and a well-appointed family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, complete with dressing room and en-suite shower room, creating a fantastic private retreat.

Externally, the property benefits from a well-maintained rear garden, providing the perfect space for outdoor dining and relaxation. There is also a detached garage and driveway parking, offering ample off-road parking and additional storage.

Long Itchington is one of Warwickshire's most desirable villages, offering a wonderful blend of rural charm and everyday convenience. The village boasts a range of local amenities including shops, pubs, cafés, a primary school and recreational facilities, whilst enjoying excellent transport links to Leamington Spa, Rugby and Southam. The nearby road networks, including the M40 and A423, make this an ideal location for commuters, while the surrounding Warwickshire countryside provides an abundance of walking and outdoor pursuits.

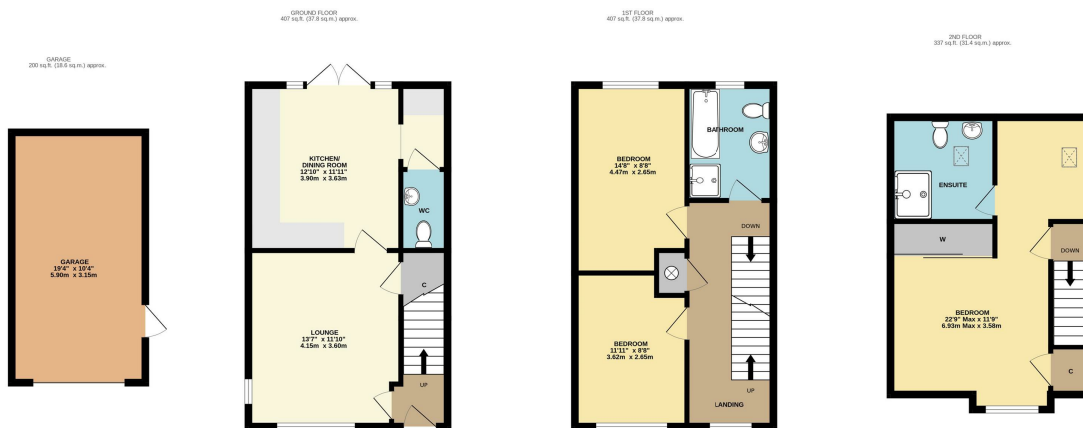
Viewing is highly recommended to appreciate the accommodation, location and lifestyle opportunity on offer.

Cox Crescent

£375,000 Freehold



- Three Bedroom Semi-Detached Family Home
- Spacious Kitchen Diner
- Principal Bedroom with Dressing Room & En Suite
- Sought-After Village Location in Long Itchington
- Arranged Over Three Floors
- Built in 2018
- Detached Garage & Driveway Parking



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 52025

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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