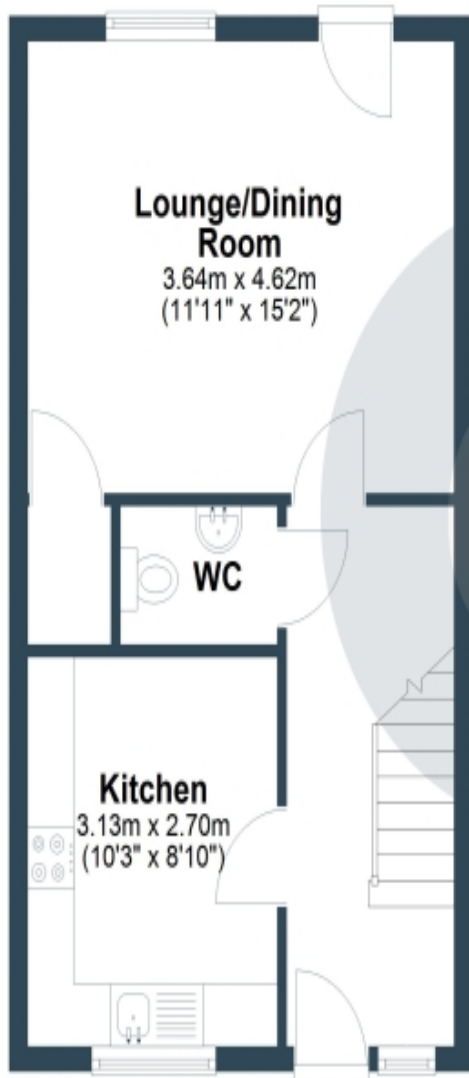






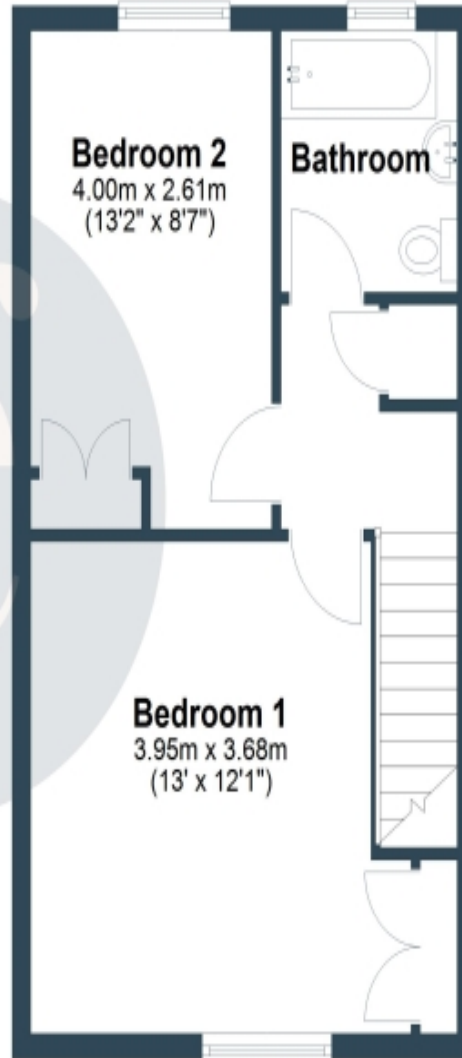
## Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)  
(excluding unnamed room)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Welcome to Back Lane, a charming two-bedroom home blending character and the convenience of a modern home. Positioned on a quiet no-through lane in the idyllic village of Tysoe. This home is perfect for any first-time buyers, investors, downsizers, and everything in between.

Located in the pretty village of Tysoe, equidistant between Stratford-upon-Avon and Banbury, just off the A422. The village is well served with many amenities, including a health centre, post office, village store, butcher, hairdressers, and a public house. Within a 5 minute walk the village also has its own nursery, primary school and a medieval parish church; excellent state and secondary schooling can also be found nearby.

The current owners have lovingly cared for and invested in their home. The addition of eight Solar Panels on the South West aspect of the home aids the heating of the home via electric radiators, as well as the bonus of being able to store power for use later in the day via two batteries totally 12 k/w.

Outside is a private enclosed garden, mainly laid to lawn, with a south-west aspect allowing ample sun throughout the day and into the evening, ideal for a summer BBQ or evening tippie with friends. To the rear is a driveway allowing tandem parking for two cars.

Inside, you will find a breakfast kitchen to the front of the home with ample storage and space for a table, fridge-freezer, oven, and washing machine. Spanning the width of the home to the rear is a spacious sitting room with a focal point of a fireplace-surround and views over the charming rear garden. The ground floor also allows a further storage cupboard and WC.

Upstairs you will find two double bedrooms, both with built-in wardrobes, a family bathroom, and loft access via the landing.

Viewing is a must to appreciate the idyllic position of this home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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