



Holly Cottage, 94, Castle Road, Hartshill, Warwickshire, CV10 0SG

HOWKINS &  
HARRISON

Holly Cottage, 94, Castle Road,  
Hartshill,  
Warwickshire, CV10 0SG

Guide Price: £389,950

A deceptively spacious and individual residence extending to 1,380 sqft, offering well-balanced accommodation, a generous rear garden and a convenient position within the heart of Hartshill.

The property is well presented throughout and displays a number of attractive features, creating a home with both character and practicality. The ground floor comprises a generous living room, inner hallway, snug/dining room, fitted kitchen, rear lobby, guest WC and a substantial conservatory providing additional reception space with views over the garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a notably long rear garden, together with useful side driveway access. Overall, the property offers a versatile layout, well suited to a variety of purchasers.



## Location

94 Castle Road is situated within the well-established residential area of Hartshill, on the outskirts of Nuneaton. The location is popular with a range of buyers, benefitting from a variety of local amenities including shops, schooling and healthcare facilities, notably the nearby George Eliot Hospital. Hartshill enjoys a convenient setting with good access to surrounding towns and cities, whilst also being within easy reach of open countryside. Nuneaton town centre provides a more comprehensive range of shopping, leisure and transport facilities.

### Travel Distances

Nuneaton Town Centre – approximately 2 miles

A5 – approximately 2 miles

A444 – approximately 1.5 miles

M6 (Junction 3) – approximately 6 miles

Nuneaton Railway Station – approximately 2 miles (direct services to Birmingham and London)

Coventry – approximately 10 miles

Birmingham – approximately 20 miles

Birmingham Airport – approximately 18 miles



## Accommodation Details - Ground Floor

A front entrance door opens into the living room, a welcoming and well-proportioned reception space with a feature fireplace and a pleasant outlook to the front. From here, a door leads through to the hallway, which provides access to the staircase rising to the first floor and continues through the centre of the property. To the right of the hallway is the snug/dining room, an attractive and versatile reception area which could be used for either formal dining or more relaxed day-to-day living. The kitchen lies to the rear and is fitted with a range of units, offering good preparation space whilst retaining considerable character, including a striking original cast iron range oven, believed to be a former bakery oven, providing a unique focal point. Beyond the kitchen is the rear lobby, which in turn provides access to the guest WC and through to the conservatory. The conservatory offers additional reception and dining space, with multi fuel burner fitted and double doors opening out to the rear garden.

## First Floor

On the first floor, the landing gives access to the bedroom accommodation and family bathroom. Bedroom one is a particularly generous double room positioned to the rear. Bedroom two is another good-sized double, whilst bedroom three provides a comfortable single room or potential study. The bathroom is fitted with a bath, separate shower, wash hand basin and WC.





## Outside

Outside, the property benefits from side driveway access leading through to the rear. The rear garden is of excellent length and has been thoughtfully arranged to provide a generous decked seating area, lawn and well-stocked borders, creating an attractive and usable outside space. A detached workshop measuring 24'11 x 21'2 is positioned at the top end.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Deceptively spacious home extending to 1380 sqft
- Well presented throughout with character features
- Generous living room with excellent natural light
- Separate snug or dining room for flexible use
- Large conservatory overlooking rear garden
- Three well-proportioned first floor bedrooms
- Family bathroom and ground floor WC
- Long, private rear garden with 24ft workshop
- Side driveway providing useful off-road parking
- Excellent commuter links via A5, M6 and rail services





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## 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. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - D

**HOWKINS &  
HARRISON**

AWAITING EPC

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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.



**rightmove**  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.