



The Nuthatch, Birchley Heath Road, Birchley Heath, CV10 0QY

HOWKINS &
HARRISON

The Nuthatch, Birchley Heath Road,
Birchley Heath,
Warwickshire, CV10 0QY

Guide Price: £495,000

Occupying a superb position within a small and exclusive woodland setting, The Nuthatch is an impressive, well maintained, detached bungalow extending to 1743 sqft, offering versatile accommodation, generous parking and a double garage. Set back from the road behind a substantial driveway, the property enjoys a particularly private plot with mature gardens wrapping around the home and woodland providing a stunning natural backdrop.

The well-planned accommodation includes a 22ft living room, a separate dining room, kitchen, utility room and four bedrooms, shower room and ensuite shower room.

Offered with no upward chain, presenting an outstanding opportunity. Rarely do bungalows of this size and setting become available. The setting is a particular feature, combining privacy and seclusion with convenient access to nearby amenities and transport links.



Location

The Nuthatch occupies an enviable position within the rural hamlet of Birchley Heath, surrounded by attractive Warwickshire countryside whilst remaining conveniently placed for access to nearby towns and transport links. The property enjoys a peaceful semi-rural setting with open countryside walks close by, yet is within easy reach of Nuneaton, Atherstone and Market Bosworth, offering a wide range of shopping, leisure and educational facilities. The area is particularly well placed for commuters, benefiting from straightforward access to the A5, M42 and M6, together with rail services available from nearby Atherstone and Nuneaton stations. Birchley Heath provides an excellent balance of countryside living and everyday convenience, making it an ideal location for families and professionals alike.

Travelling Distances

Nuneaton Railway Station – 5 miles
Hartshill Hayes Country Park – 4 miles
M42 (Junction 10) – 6 miles
Tamworth – 9 miles Market Bosworth – 4 miles
Market Bosworth – 10.7 miles
Birmingham Airport & NEC – 18 miles
Leicester – 20 miles



Accommodation Details

The property is entered via a central porch which opens into a spacious reception hall, providing access to all principal rooms and reinforcing the practicality of the bungalow's single-storey layout. Positioned to the rear of the property, the impressive living room measures approximately 22ft in length and enjoys a dual aspect with windows overlooking the gardens together with French doors opening directly onto the patio, creating a bright and welcoming principal reception space. Double doors connect the living room to the separate dining room, allowing the rooms to be used independently or opened up for entertaining. The dining room sits adjacent to the kitchen and enjoys views over the rear garden. The kitchen has been fitted with a contemporary range of wall and base units incorporating integrated appliances and ample work surface space. A door leads through to the useful utility room, which in turn provides access to the driveway and the attached double garage. A separate store room is also located off the hall.

The bedroom accommodation is arranged along a separate inner hallway. The principal bedroom is a generous double room benefitting from fitted wardrobes and a modern ensuite shower room. Bedroom two is another well-proportioned double bedroom overlooking the rear garden, whilst bedrooms three and four provide versatile accommodation suitable for guest bedrooms, home working or hobbies. The remaining bedrooms are served by a well-appointed family shower room fitted with a contemporary suite.





Outside

Externally, the bungalow occupies a private plot with mature gardens and patio areas backing directly onto established woodland, creating a peaceful and secluded setting. To the front, a substantial driveway provides ample off-road parking and leads to the attached double garage.

Tenure & Possession

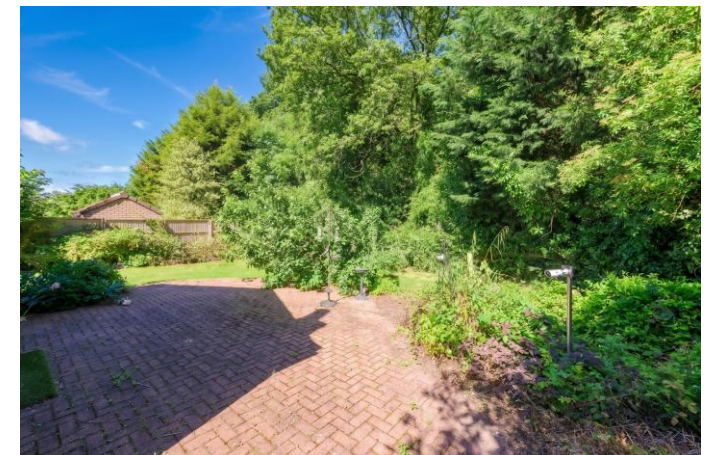
The property is freehold with vacant possession being given on completion.

Agents Note

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

Features

- Detached bungalow extending to 1743 sqft
- Exclusive woodland setting and outlook
- Impressive 22ft dual-aspect living room
- Stunning Kitchen with utility room off
- Four well-proportioned bedrooms
- Main shower room and en-suite shower room
- Double garage and extensive driveway parking
- Mature private gardens surrounding the property
- Rare opportunity in a highly sought-after location
- Offered with no upward chain





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

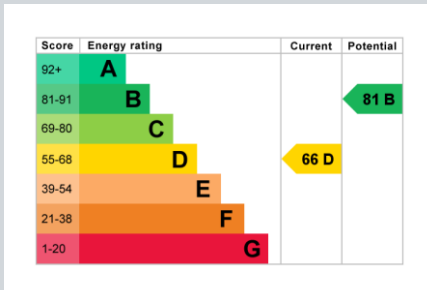
None of the services have been tested by the agents. We are advised that the property is connected to mains water, drainage, gas and electricity. Hive central heating is provided via a gas fired system.. Broadband is available and connected.

Local Authority

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

Council Tax

Band - E



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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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