



## 5 Mulberry Way, Hartshill, Nuneaton, CV10 0XD

### Offers In Excess Of £437,500

A well presented, four bedroom detached family home having spacious accommodation throughout and situated within a popular residential location with mature front and rear gardens and a garage with own driveway.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## LOCATION

The property is located in Hartshill which is on the outskirts of Nuneaton. Hartshill Hayes country park is within minutes walking distance and there are good local shops, nearby in Hartshill and Atherstone and more comprehensive facilities can be found at Nuneaton approximately 3 miles distant and Tamworth approximately 13 miles distant. The property lies a couple of miles to the south of the A5 which gives easy access to the Midlands Motorway Network. Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, N69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

## ACCOMMODATION DETAILS - GROUND FLOOR

Entrance hall with stairway leading to the first floor. Doors leading off to the downstairs WC with low flush WC and wash hand basin. The spacious lounge has a window to the front elevation, feature fireplace with living fire and double opening doors leading through to the dining room - having French doors to the rear garden.

The modern kitchen breakfast room comprising of a range of eyelevel and base units with gas hob and extractor over, built-in double oven with microwave above. There is a good amount of cupboard space above and below the preparation surfaces, a breakfast bar and double-glazed window to rear elevation, with a door leading to the rear garden. There is also a door leading off to the study with double glazed window to the rear elevation.

## FIRST FLOOR

The stairway leads to the first floor landing with doors off to the main bedroom having ensuite shower room with shower and shower screen, low flush WC with concealed system, vanity wash hand basin with cupboards below and a double-glazed opaque window.

The family bathroom has a paneled bath with shower and shower screen over, low flush WC with concealed system, vanity wash hand basin with cupboards below and a skylight window.

## OUTSIDE

Outside to the front of the property there is a driveway leading to a single garage having electric car charging point and controls for solar panel system as well 10 kw of domestic battery storage.

The delightful rear and side garden provides a good space and is mainly laid to lawn with paved patio and all enclosed by wooden panel fencing.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

## Local Authority

North Warwickshire Borough Council - Tel:01827-715341.

## Council Tax

Band - E

## Agents Note

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

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## 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. None of the services have been tested - ' to be personalised to property' mains water, electricity, gas and drainage services need to be added and any broadband provider.

## Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

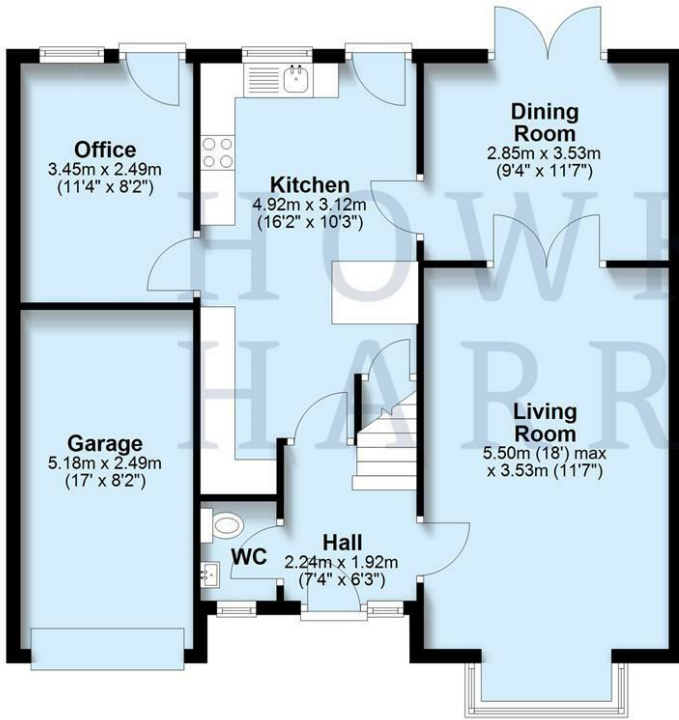
## Important Information

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.



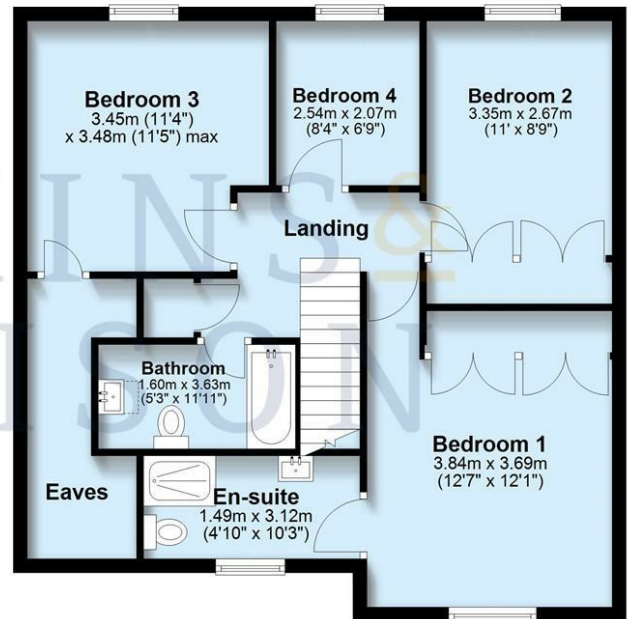
### Ground Floor

Approx. 77.5 sq. metres (833.7 sq. feet)



### First Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Total area: approx. 142.1 sq. metres (1529.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	91	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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