# BRINDLEY WAY

## FENNY COMPTON CV47 2ES

## 40% SHARED OWNERSHIP

**LEASEHOLD**

Set on the edge of the sought-after village of Fenny Compton, this well-presented two-bedroom semi-detached home is offered for sale on a 40% shared ownership basis, providing an excellent opportunity to step onto the property ladder. Boasting superb transport links and a range of local amenities close by, the property combines comfort, convenience, and village charm, making it an ideal choice for first-time buyers.

# BRINDLEY WAY

• 40% Shared Ownership • Open Plan • Enclosed Garden • 2 Bedrooms • Downstairs W/C • Close To Amenities • Great Transport Links • Well Presented

Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hall, which provides access to all of the principal rooms within the home.

-Leading through to the heart of the home is the modern open-plan living, dining, and kitchen area. Bright and airy throughout, this impressive space offers generous accommodation for both relaxing and entertaining. Flooded with natural light, thanks to the French doors opening onto the rear garden, it creates a seamless connection between the indoor and outdoor living spaces.

-The kitchen is fully fitted with a stylish range of wall and base units and is equipped with an integrated fridge/freezer, electric oven, and induction hob. There is also a freestanding washing machine, along with additional space for further white goods, offering both practicality and ample storage for everyday living.

-The ground floor accommodation is further enhanced by a convenient guest cloakroom/WC, adding to the practicality of the home.

First Floor:

-The principal bedroom is situated at the rear of the property and is a generously proportioned double room, complete with a built-in wardrobe. The current owners have thoughtfully adapted this versatile space to serve as a home office, demonstrating its flexibility to suit a variety of lifestyle needs.

-Bedroom two is a further well-proportioned double room, situated at the front of the property, offering comfortable accommodation for family members or guests.

-Conveniently situated between both bedrooms, the family bathroom is fitted with a modern tiled suite comprising a panelled bath with shower over, WC, wash hand basin, and a heated towel rail, providing a stylish and practical space for everyday use.

Garden, Exterior and Further Property Information:

-Stepping outside, the property benefits from an enclosed rear garden, laid mainly to lawn and complemented by both a decked seating area and a patio, providing the perfect space for outdoor dining, entertaining, or relaxing. The garden also benefits from convenient side gated access.

-This attractive home further benefits from two allocated parking spaces, an EV charging point, gas central heating, and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of local amenities close by, this lovely home offers the perfect blend of rural community living and modern convenience.

Important Property Information:

Tenure: Leasehold (123 years remaining)
Local Authority: Stratford On Avon District Council
Council Tax Band: C
EPC: C
Rent: £378.13 per month, Service Charge £48.77 per month, Building Insurance £22.08 per month (£448.98 total)
Restrictive Covenants: Please note that any proposed extensions to the property are subject to prior approval from Orbit before works can commence.

**Disclaimer**

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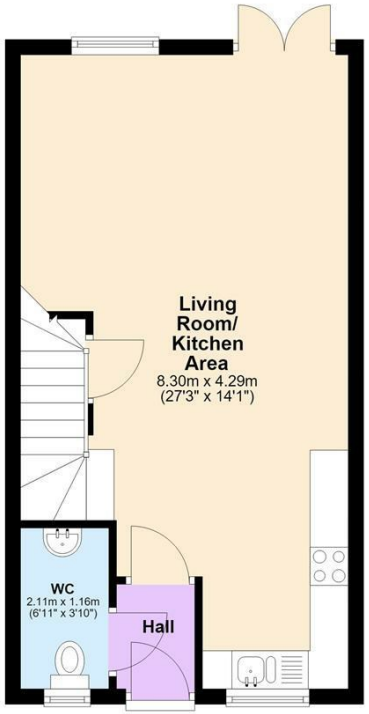
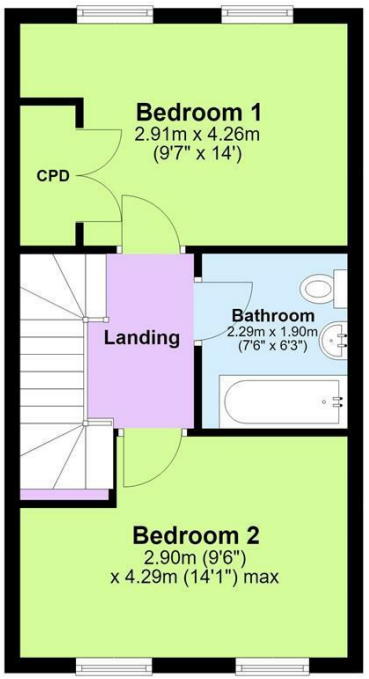
## Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



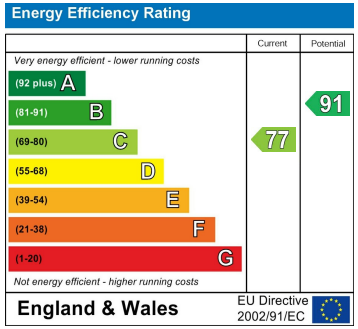

## First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)




Total area: approx. 71.0 sq. metres (764.7 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.




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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk