



45 Birchley Heath Road, Birchley Heath, Warwickshire, CV10 0QY

HOWKINS &
HARRISON

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Warwickshire, CV10 0QY

Guide Price: £300,000

A traditional double fronted three-bedroom detached bungalow in Birchley Heath, set behind a long driveway with a detached garage and a deep, mature rear garden.

Offering around 982sqft of single-storey accommodation, the layout includes a front lounge, a generous kitchen/diner and an adjoining conservatory, together with three bedrooms and a bathroom.

The property would now benefit from upgrading/modernisation, presenting an excellent opportunity to tailor to taste in a well-connected semi-rural setting.
Features

- Double fronted detached bungalow
- Offered with no upward chain
- Popular village location
- Generous size garden plot
- Delightful gardens, the rear backing onto open fields
- Three bedrooms and bathroom
- Lounge, dining kitchen and conservatory



Location

Birchley Heath is a small rural hamlet located between Nuneaton and Atherstone in North Warwickshire, surrounded by open countryside yet ideally placed for nearby amenities. The larger centres of Nuneaton and Atherstone both offer a wide range of shops, schools and services, together with mainline railway stations providing direct links to Birmingham, Coventry and London. The area enjoys excellent road connections via the A5, M42 and M6, making it well suited for commuters. For air travel, Birmingham International Airport is approximately 20 miles away, with East Midlands Airport around 25 miles distant, while the cities of Coventry, Leicester and Birmingham are all within comfortable driving reach.



Accommodation Details – Ground Floor

The front door opens into a small vestibule and on into the central hallway with doors radiating to all rooms. To the right, the lounge enjoys a front aspect and a traditional fireplace. Opposite, the kitchen/diner provides a generous, practical space with fitted storage and a door through to the conservatory. The conservatory runs across the rear corner of the bungalow, offering pleasant views of the garden and doors leading outside. There are three bedrooms arranged off the hallway. The principal bedroom sits to the front with a wide window. A second bedroom lies to the side. The third bedroom is positioned to the rear and features double doors opening to the garden. A bathroom with bath, shower over, wash hand basin and WC completes the internal accommodation.

Outside

Outside, the property stands behind a long tarmac driveway giving ample off-road parking and access to a detached garage. The rear garden is a particular feature, mature and of good depth with lawned areas, established planting and an open outlook, offering excellent potential for landscaping and outdoor living.

Viewing Arrangements

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

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

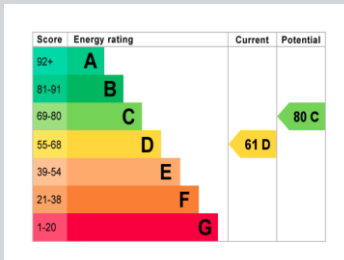
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - D



Howkins & Harrison

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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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