



97, Boot Hill, Grendon, Warwickshire, CV9 2EL

HOWKINS &
HARRISON

97, Boot Hill,
Grendon,
Warwickshire, CV9 2EL

Guide Price: £360,000

97 Boot Hill is an attractive, extended and very well-presented four-bedroom, three-storey family home, offering approximately 1,552 sq ft of thoughtfully arranged accommodation.

The ground floor has been extended to the rear, creating a spacious open-plan kitchen and dining area with double doors opening directly onto the garden, complemented by a generous living room, utility room, WC and integral garage. To the first floor are three well-proportioned bedrooms and a family bathroom, while the second floor provides an impressive principal bedroom suite with walk-in wardrobe.

Externally, the property benefits from ample gravelled driveway parking to the front and a south-west facing rear garden, ideal for afternoon and evening sun, featuring a lawn, raised seating area and a timber garden room.



Location

Boot Hill is situated within the heart of Grendon, a well-regarded and attractive village offering a strong sense of community, a popular village pub, church and primary school. The village is surrounded by open Warwickshire countryside, ideal for walking and outdoor pursuits, while remaining conveniently placed for everyday amenities. A wider range of shops, supermarkets, leisure facilities and secondary schooling can be found in the nearby market town of Atherstone, together with a train station providing direct links to Birmingham and beyond. Grendon is particularly well positioned for commuters, with excellent access to the A5, M42 and M6.

Travel Distances

Atherstone – approx. 3 miles

Tamworth – approx. 6 miles

Nuneaton – approx. 10 miles

Birmingham Airport – approx. 20 miles

East Midlands Airport – approx. 32 mile



Accommodation Details - Ground Floor

A front door opens into the hall, with the staircase rising to the first floor and doors leading through to the principal ground floor accommodation. To the front of the property is the living room, a well-proportioned and comfortable space enjoying a large window that provides excellent natural light. To the rear, the property has been extended to create an impressive open-plan kitchen and dining area, forming the heart of the home. The kitchen is fitted with a modern range of units, integrated appliances and generous worktop space, with a window overlooking the rear garden. This flows seamlessly into the dining area, which comfortably accommodates a family dining table and features double doors opening directly onto the garden, ideal for entertaining. Off the kitchen is a useful utility room, providing additional storage and appliance space, with internal access to the integral garage. A neatly presented WC completes the ground floor.

First Floor

Stairs rise to the first floor landing, giving access to three bedrooms and the family bathroom. Bedroom two and bedroom three are both well-sized double rooms, while bedroom four is a generous single room. The bathroom is fitted with a modern suite including a bath with shower over, wash hand basin and WC. A further staircase leads to the second floor, where bedroom one occupies the entire level, creating a private principal suite. This spacious double room benefits from roof windows and excellent ceiling height, along with a separate walk-in wardrobe.



Outside

To the front of the property is a gravelled driveway providing off-road parking for several vehicles, with access to the integral garage and gated side access leading to the rear. The south-west facing rear garden is enclosed and thoughtfully arranged, featuring a lawned area, a raised paved seating terrace directly accessed from the dining area, and a further seating area to the rear of the garden. Timber fencing provides good privacy, and a timber garden room offers a useful outdoor entertaining or relaxation space, making the garden ideal for both family use and socialising.

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

- Extended four bedroom three storey family home
- Open-plan kitchen and dining area
- Separate living room to front elevation
- Utility room and ground floor WC
- Integral garage with internal access
- Three bedrooms and bathroom first floor
- Second floor principal bedroom suite
- Walk-in wardrobe to bedroom one
- South-west facing rear garden
- Gravelled driveway providing ample parking



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 mains water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

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

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 144.2 sq. metres (1552.4 sq. feet)

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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