



Rectory Road  
Old Arley  
£350,000

\*\*\* DELIGHTFUL CHARACTER COTTAGE ~ VILLAGE LOCATION ~ AMPLE OFF ROAD PARKING ~ VIEWING IS A MUST \*\*\*. For sale with MARK WEBSTER estate agents is this charming cottage that has been much improved briefly comprising: Lounge with inglenook, dining room, kitchen, utility room, two bedrooms, re-fitted bathroom, good sized garden and ample parking.



Nestled in the heart of the charming North Warwickshire village of Old Arley, Rectory Road offers a wonderful blend of rural tranquillity and everyday convenience. Old Arley is a picturesque village surrounded by open countryside, lying between Coventry and Nuneaton, making it ideal for commuters who want a peaceful setting without sacrificing accessibility. The nearby A444 provides direct road links to both centres, while the motorway network, including the M6 motorway, is within easy reach for travel further afield.

The village itself enjoys a friendly community atmosphere and benefits from local amenities including a village hall, public houses and nearby convenience shopping. More extensive shopping, leisure and schooling facilities can be found in Nuneaton and Coventry, with major retail options available at the Arena Shopping Park.

For families, the area is served by local primary schooling, with secondary options in the surrounding towns. Outdoor enthusiasts will appreciate the wealth of countryside walks, bridleways and green spaces right on the doorstep, as well as nearby attractions such as Hartshill Hayes Country Park, offering woodland trails and far-reaching views.

Rectory Road itself is a quiet, residential setting characterised by a mix of charming cottages and individual homes, perfectly complementing a two-bedroom semi-detached cottage. The location provides a relaxed village lifestyle with a strong sense of community, making it an ideal choice for first-time buyers, downsizers or those seeking a characterful home in a semi-rural Warwickshire setting.

### OPEN PLAN RECEPTION HALL

Having an attractive double glazed composite style entrance door, tiled floor, open plan through to the lounge and dining room.

### LOUNGE 15' 5" x 12' 8" (4.7m x 3.86m)

Having a double glazed bow window, double glazed sliding patio style doors, double panelled radiator, inglenook style fireplace having an inset cast iron log burning stove.

### DINING ROOM 14' 6" x 13' 2" maximum (4.42m x 4.01m)

(L-Shaped) Stairs leading off to the first floor landing, two double glazed windows, tiled floor, double panelled radiator, under stairs storage recess and access to the kitchen.

### KITCHEN 12' 2" x 6' 10" (3.71m x 2.08m)

Two double glazed windows, double panelled radiator, range of traditional style painted kitchen units, roll edge work surfaces, ceramic sink, space and point for an electric cooker with an extractor hood above, space and plumbing for a washing machine and dishwasher, wall mounted Vaillant central heating boiler and access to...



### **ADDITIONAL KITCHEN AREA/UTILITY 13' 4" x 5' 3" (4.06m x 1.6m)**

Double glazed window, traditional style painted kitchen units, roll edge work surface and appliance spaces.

### **FIRST FLOOR LANDING**

Useful landing storage cupboards and oak doors leading off to...

### **BEDROOM ONE 13' 5" x 8' 9" (4.09m x 2.67m)**

Two double glazed windows, fitted wardrobe with sliding doors, useful recess with hanging rail space, feature wall panelling and a single panelled radiator.

### **BEDROOM TWO 9' 9" x 10' 9" to the fitted wardrobes (2.97m x 3.28m)**

Two double glazed windows, double panelled radiator and fitted wardrobes.

### **REFITTED BATHROOM 6' 8" x 5' 1" (2.03m x 1.55m)**

Opaque double glazed window, tiled floor, low level WC, wash basin, shower bath having a black mixer style shower over, shower screen, black towel radiator and attractive tiled splash backs.

### **TO THE EXTERIOR**

The property stands on a generous plot with large parking area and gated gardens being mainly laid to lawn with a variety of well established plants and shrubs and a paved patio area.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

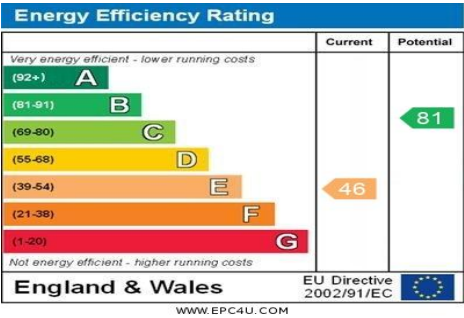
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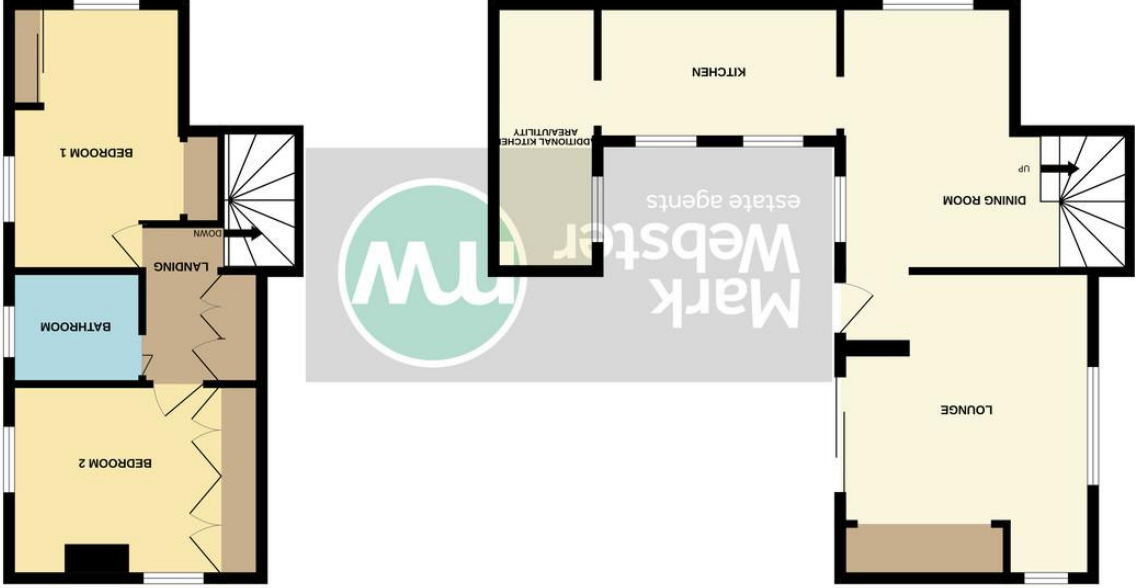
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GROUND FLOOR : 504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR : 348 sq.ft. (32.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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