



Holly Cottage, 16 Main Road, Twycross, Warwickshire, CV9 3PL

HOWKINS &  
HARRISON

Holly Cottage,  
16 Main Road, Twycross,  
Warwickshire, CV9 3PL

Guide Price: £325,000

A character three bedroom semi detached cottage situated within a sought after village location in a prime position for commuters.

With accommodation totalling over 1000sqft in brief comprising:- entrance hall, 16ft sitting room, opening into a separate dining room, fitted kitchen, lobby, cloakroom WC and utility room. To the first floor are three bedrooms and a bathroom.

Externally the property is approached via a gated entrance which leads to ample off road parking and a cottage garden. There is also a detached double garage. An early internal viewing is strongly recommended.



## Location

Twycross is a secluded and desirable hamlet in Warwickshire, close the four counties border and located off the main A444 trunk road. Convenient access to trunk routes and the motorway network, easy links with the local cities of Birmingham, Derby, Leicester and Coventry. Great access to rail and road links to nearby towns and cities including Nuneaton, Hinckley, Tamworth and Birmingham International and East Midlands airports.



## Accommodation Details - Ground Floor

Entrance hall with stairs to first floor and door to spacious sitting room with window to front elevation, beamed ceiling with attractive open faced brick fireplace with solid fuel burner and wall lights. Separate dining room with window to side elevation, log burner with raised tiled hearth and tiled flooring. The character kitchen comprising of a range of eyelevel and base units, preparation surfaces with complementary uplifts, double bowl Belfast sink unit with mixer tap over. Ceramic hob with extractor hood above and oven below, inset ceiling lighting, double glazed windows to side elevation and ceiling beams. There is a door leading to rear entrance lobby with door leading to downstairs cloakroom, with WC and wash hand basin.

## First Floor

Stairway to first floor landing with doors leading to three good size bedrooms and a family bathroom with WC, bath mixer shower attachment over and with complementary tiling. A vanity wash hand basin with cupboards below and mirror and light above.





## Outside

Outside the property is approached through a double gated entrance leading to a cottage style garden as well as a bespoke covered seating area with a variety of mature trees and shrubs. There is a driveway leading to a detached double garage with ample parking for several cars.

## 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

- A character semi-detached cottage
- Sought after village location
- Spacious sitting room & dining room
- Kitchen, cloakroom WC & utility room
- Three good size bedrooms
- Family bathroom
- Cottage style garden
- Double detached garage
- Driveway providing parking





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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 gas and electricity are connected to the property.

## Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

## Council Tax

Band - C

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AWAITING EPC

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021

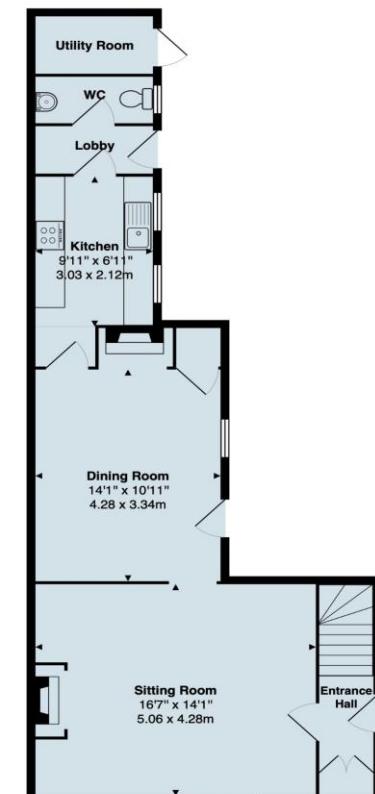
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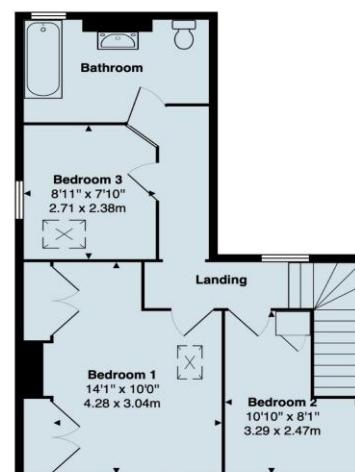
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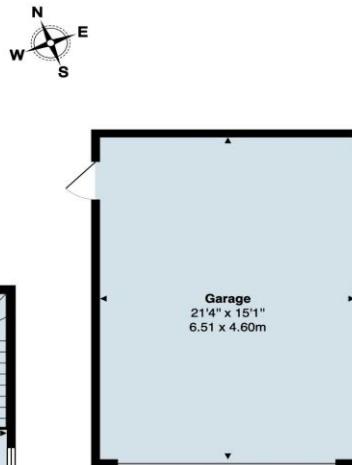
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Ground Floor  
Area: 583 ft<sup>2</sup> ... 54.2 m<sup>2</sup>



1st Floor  
Area: 457 ft<sup>2</sup> ... 42.5 m<sup>2</sup>



Total Area: 1040 ft<sup>2</sup> ... 96.7 m<sup>2</sup> (excluding utility room, garage)  
All measurements are approximate and for display purposes only

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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