







# Waterworks Cottage Station Road, Coleshill, Warwickshire, B46 2AJ

## Guide Price £560,000

A charming Grade II listed semi-detached home, set within a generous plot extending to 0.26 acres, enjoying a delightful semi-rural setting and retaining a wealth of original period features. The property offers well-proportioned accommodation extending to 1349 sqft. blending character with practical modern living. The accommodation briefly comprises entrance hall, living room, dining room, fitted kitchen, office and ground floor WC, with three bedrooms and a family shower room to the first floor. Externally, the property is a particular feature, with extensive rear gardens providing a high degree of privacy and attractive open aspects across surrounding countryside. A generous driveway offers ample off-road parking for several vehicles, further enhancing the appeal of this unique home. Backing onto open countryside views.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

**PARTNERSHIP NO.** OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

**LOCATION**
Ideally located for Coleshill town approx. 4 miles away providing an excellent range of everyday amenities and further facilities in Atherstone being within 10 miles. Ease of access to the M42 and M6 make this location ideal for commuters into the nearby cities of Birmingham and Coventry. Trains run from Coleshill parkway reach Birmingham New Street within approx. 20 minutes.

**GROUND FLOOR**
Offering charming character accommodation, this property features an entrance hall with a built-in storage cupboard, tiled flooring, and a stairway leading to the first floor, with doors leading to the lounge and other ground-floor rooms. The lounge benefits from front-facing windows, a cast iron fireplace, and timber flooring. The dining room also features a cast iron fireplace with mantle, timber flooring, and a double-glazed window to the front.

There is a study with built-in seating and three double-glazed windows to the rear, overlooking the gardens, complemented by a feature fireplace. The kitchen is fitted with a range of eye-level and base units, with work surfaces incorporating a Belfast sink, tiled flooring, a range cooker, two rear-facing double-glazed windows, and a door providing rear access. A guest cloakroom is also located on the ground floor, comprising a low-flush WC, wash hand basin, part-tiled walls, and tiled flooring.

**FIRST FLOOR**
On the first floor, the landing has timber flooring and rear-facing double-glazed windows, providing access to three good-sized bedrooms. The shower room comprises a shower with screen, pedestal wash hand basin, low-flush WC, and a frosted window to the rear.

**OUTSIDE**
Externally, the property occupies a generous plot, with a driveway providing ample parking and extensive lawn gardens featuring fruit trees and mature borders. Additional outdoor space includes a brick-paved patio, gravel seating area, and various outbuildings.

**Local Authority**
North Warwickshire Borough Council - Tel:01827-715341

Council Tax Band - D

**Viewing**
Strictly by prior appointment via the agents Howkins & Harrison. Contact Tel:

**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.

**Agents Note**
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

**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.

**Floorplan**
Howkins and Harrison provide these plans for reference only - they are not to scale.

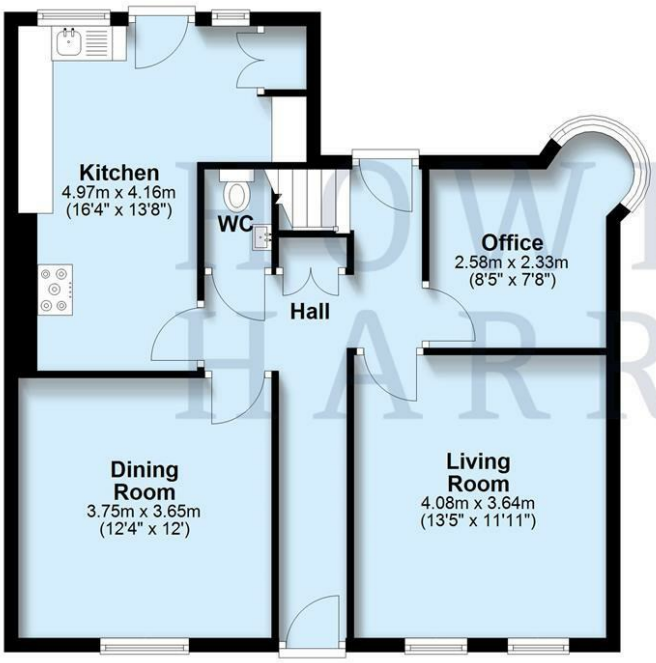
**Important Notice**
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been 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.

**Tenure And Possession**
The property is freehold with vacant possession being given on completion.



## Ground Floor

Approx. 66.9 sq. metres (720.2 sq. feet)

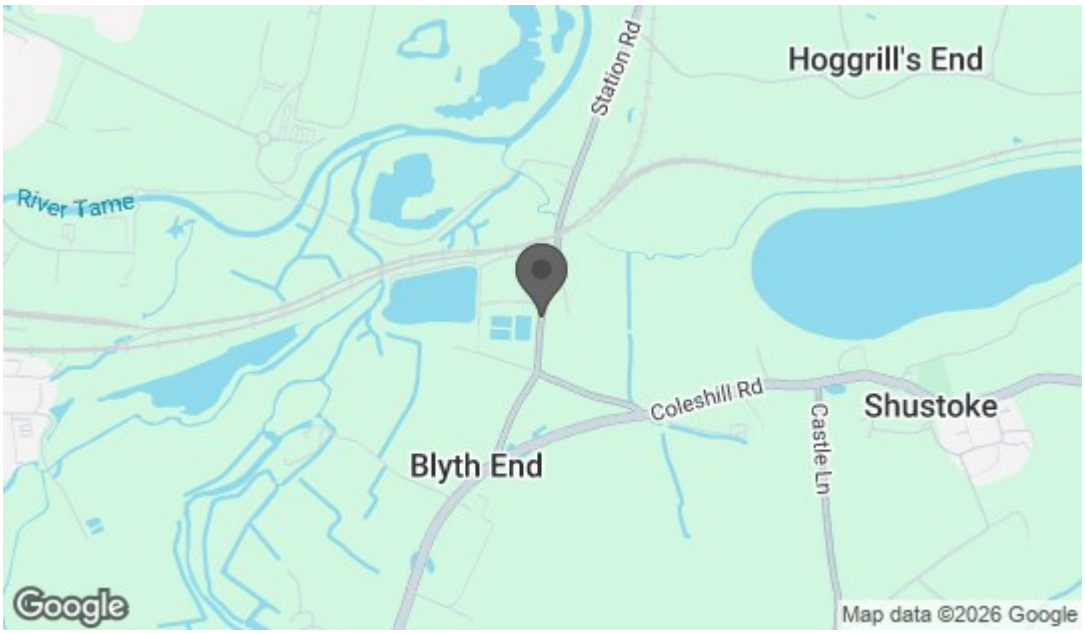


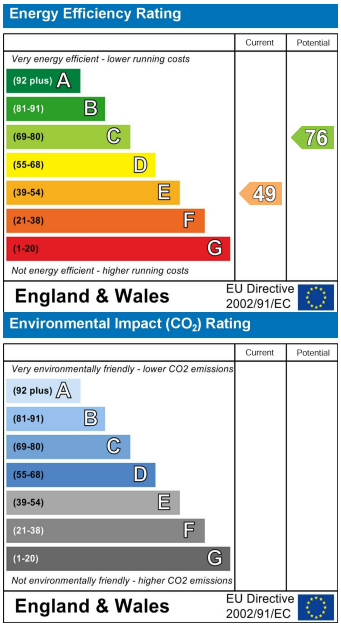

## First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)




Total area: approx. 125.3 sq. metres (1349.0 sq. feet)




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