



Main Street, Tysoe

Offers in Region of **£475,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

22 Main Street

Tysoe, Warwick

A spacious 4-bedroom detached family home with off-road parking and a delightful rear garden. The property requires some modernisation, presenting the perfect opportunity to add your own style.

Inside, you will find a generously sized kitchen/dining room with plenty of storage units and a dining area featuring a bay window. The living room also boasts a bay window, a fireplace, and a dual aspect, with a door that opens into the conservatory, which overlooks the garden. There is an additional spacious reception room that currently accommodates a full-size snooker table. From this room, there is access to a WC and a separate workshop that includes an internal door leading to the garage. The conservatory provides extra views of the garden and access to the outdoors.

On the upper floor, the main bedroom includes dual aspects and an en-suite shower room, along with three additional double bedrooms and a shower/wet room. There is also access to the loft space via a ladder; this area was previously used as a hobby room and features a dormer window, providing potential for further use.

Tysoe is located equally between Stratford-upon-Avon and Banbury just off the A422. The village is well served with many amenities including a health centre, post office, village store, hairdressers and a public house. The village also has its own primary school and a medieval parish church. Excellent state and secondary schooling can also be found nearby.





The generous rear garden offers privacy and includes a patio, lawn, and mature borders. The driveway can accommodate three cars, and there is an unusually long garage with access to a workshop at the rear.

The property is being sold subject to the grant of probate and will need to have the title registered during the sales process.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

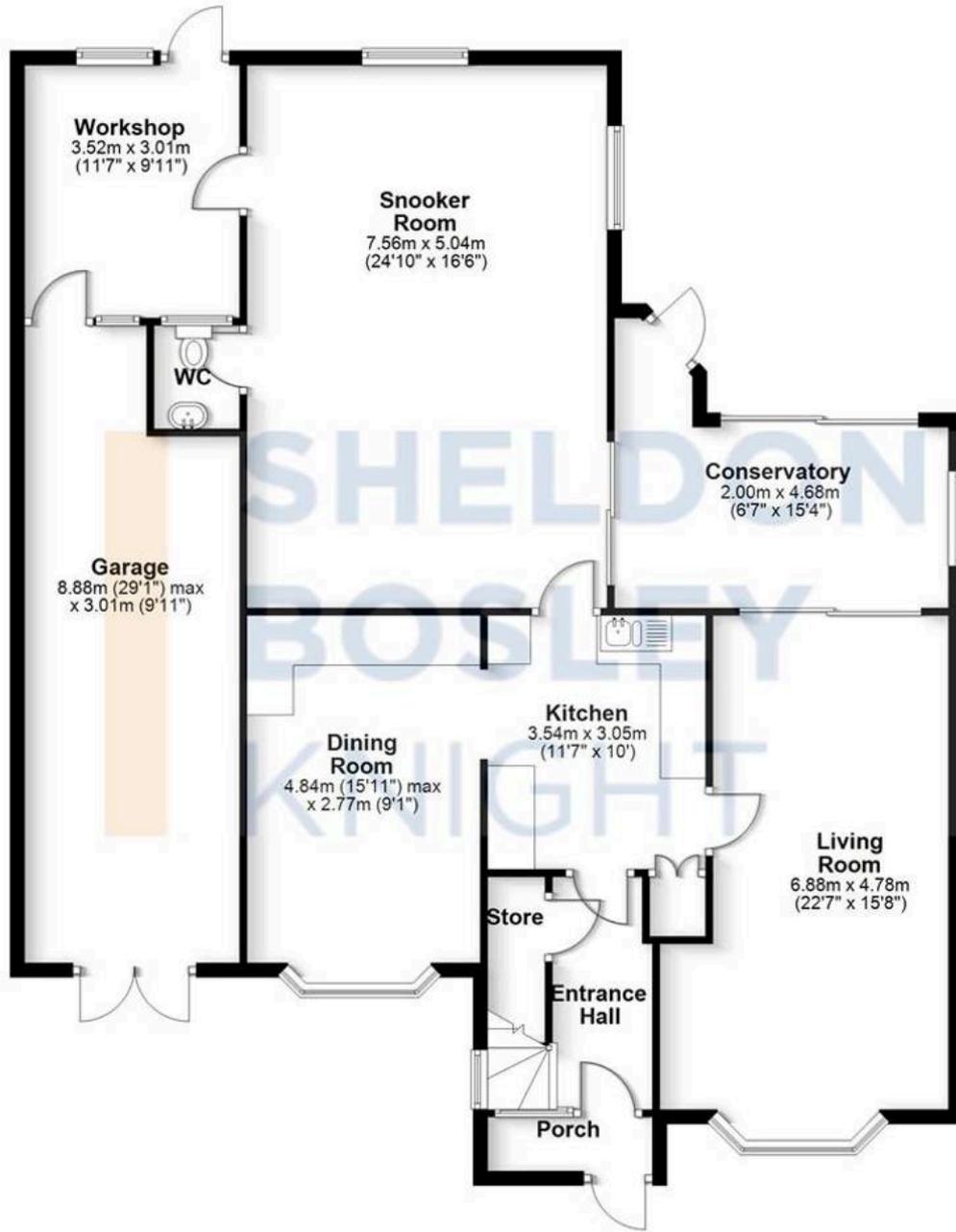
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



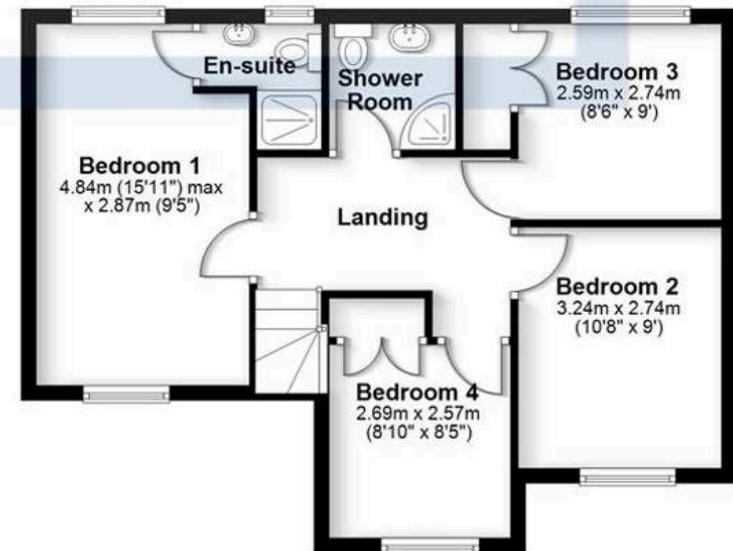
Ground Floor

Approx. 157.3 sq. metres (1693.3 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 210.8 sq. metres (2268.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kinton

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk

