



2 Lime Grove, Newton Regis, Staffordshire, B79 ONB

HOWKINS &
HARRISON

2 Lime Grove,
Newton Regis,
Staffordshire, B79 0NB

Guide Price: £329,995

A recently refurbished four-bedroom semi-detached home, offering 1258 sqft. of spacious, move-in-ready accommodation within the sought-after rural village of Newton Regis. Finished with fresh neutral décor and new flooring throughout, the property features a modern fitted kitchen, separate living and dining rooms, utility room and ground-floor cloakroom, together with four well-proportioned bedrooms and a family bathroom. Occupying a generous plot with extensive gardens to the front and rear, the home also enjoys an attractive outlook towards the surrounding open countryside combining modern presentation, excellent family space and a peaceful village setting.

Features

- Sought-after Newton Regis village setting
- Recently refurbished and ready for immediate occupation
- Fresh neutral décor and new flooring throughout
- Newly fitted modern kitchen
- Spacious living room with log-burning stove
- Four well-proportioned first-floor bedrooms
- Generous front and rear gardens with countryside outlooks
- No upward chain



Location

Newton Regis is a charming rural village set amidst attractive Warwickshire countryside, close to the Staffordshire and Leicestershire borders. The village enjoys a strong community atmosphere and benefits from a traditional public house, St Mary's Church and Newton Regis Church of England Primary School and Nursery. A wider range of shopping, leisure and everyday amenities can be found in the nearby market towns of Tamworth and Ashby-de-la-Zouch.

The property is particularly well placed for commuters, with convenient access to the A5, A42/M42, M42, M6 Toll and M6, providing excellent links throughout the Midlands. Rail services are available from Tamworth, offering direct services to Birmingham and London Euston, while both Birmingham and East Midlands Airports are within comfortable driving distance.

Travel Distances

Newton Regis C of E Primary School – 0.2 miles

A5 – 3 miles

Tamworth railway station – 8 miles

Ashby-de-la-Zouch – 11 miles

A42/M42 Junction 11 – 10 miles

East Midlands Airport – 23 miles

Birmingham International Airport – 25 miles



Accommodation Details – Ground Floor

The front door opens into an enclosed porch, leading through to a central entrance hall with patterned flooring and stairs rising to the first floor. The newly fitted kitchen features grey Shaker-style cabinetry, wood-effect worktops and a window overlooking the garden, with an adjoining utility room providing additional practical space. A separate dining room offers excellent flexibility, while the spacious living room is finished with parquet-style flooring and an exposed-brick fireplace housing a log-burning stove. A ground-floor cloakroom completes the accommodation on this level.

Upstairs, the landing provides access to four well-proportioned bedrooms and a family bathroom fitted with a white suite and shower over the bath.

Outside

Outside, the property occupies a particularly generous plot, with extensive lawned gardens to both the front and rear, mature hedging, established trees and a pathway leading to the house. The rear garden enjoys a pleasant outlook towards the surrounding countryside.

Agents Note

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

Tenure & Possession

The property is freehold with vacant possession being given on completion

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01827-718021.

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

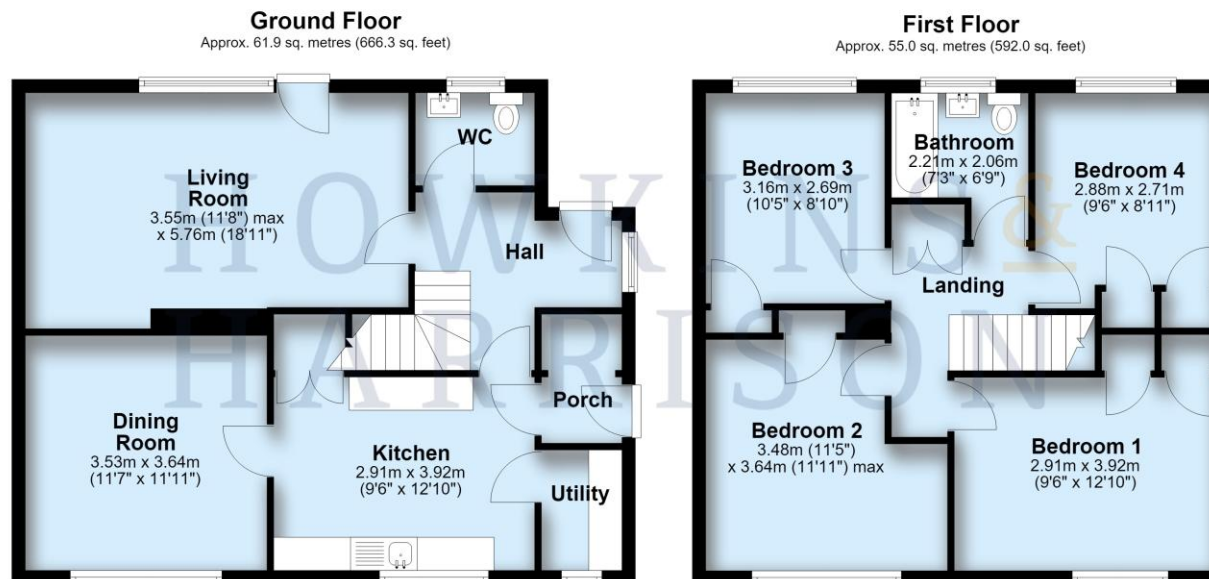
Local Authority

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

Council Tax Band- C

**HOWKINS &
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AWAITING EPC



Total area: approx. 116.9 sq. metres (1258.3 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.