



Willow Gardens, Northend

Offers Over **£300,000**

**SHELDON
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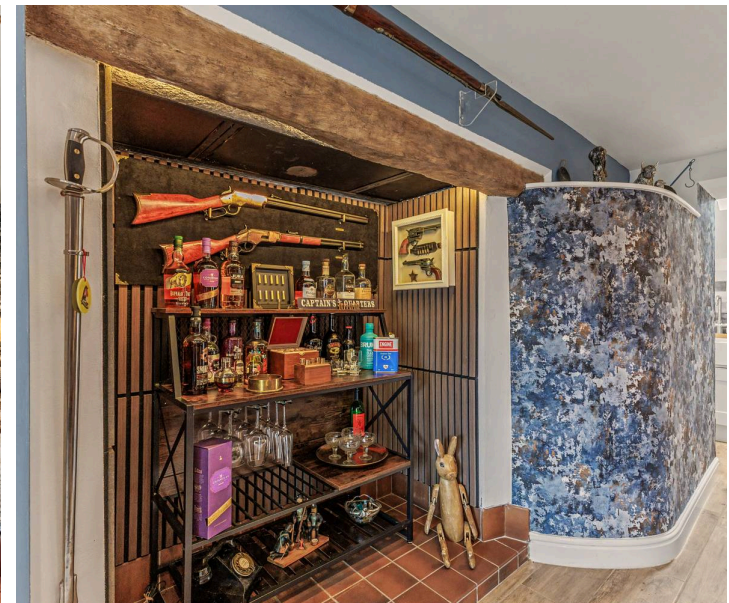
Willow Gardens

Northend

A beautifully presented two bedroom cottage-style property set within the heart of the sought after village of Northend. This delightful home, which is offered for sale with no onward chain was renovated four years ago and carries six years of the remaining builders warranty. The property benefits from off-street parking, courtyard garden and is surrounded by attractive South Warwickshire countryside, all within walking distance to a fantastic local pub and post office.

The accommodation is approached via an attractive entrance hall which incorporates a useful home office/study area, ideal for modern home working requirements, together with a cloakroom/WC. The spacious sitting is a superb living and entertaining space featuring exposed brickwork, character beams and an impressive inglenook-style fireplace recess which creates a striking focal point. French doors open directly onto the front courtyard, flooding the room with natural light and providing an attractive connection to the outside space.

The stylish galley kitchen has been fitted with a range of shaker-style units complemented by solid wood work surfaces, a Belfast sink, tiled splashbacks, integrated appliances and featuring Velux windows creating a practical yet characterful space.



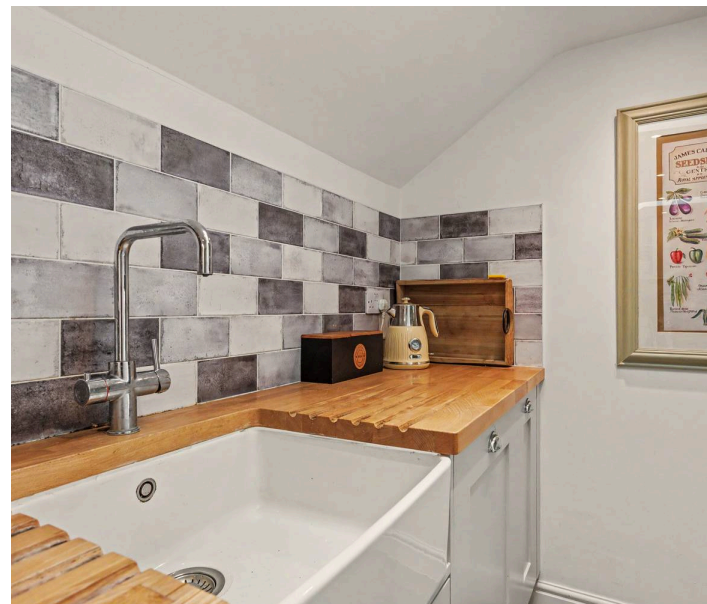


To the first floor, the landing leads to two double bedrooms and a contemporary family bathroom. The principal bedroom is particularly attractive, featuring exposed timbers, fitted wardrobes and a skylight, while the remaining bedrooms provide flexible accommodation. Externally, the property benefits from off-road parking together with an attractive paved frontage, currently arranged as a courtyard-style seating area ideal for outdoor dining and entertaining. A gated side passage provides useful storage and access, whilst the installed EV charging point and solar panels further enhances the property's modern credentials, making the property an ideal choice for buyers seeking a home that is both characterful and energy efficient.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



DISCLAIMER

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

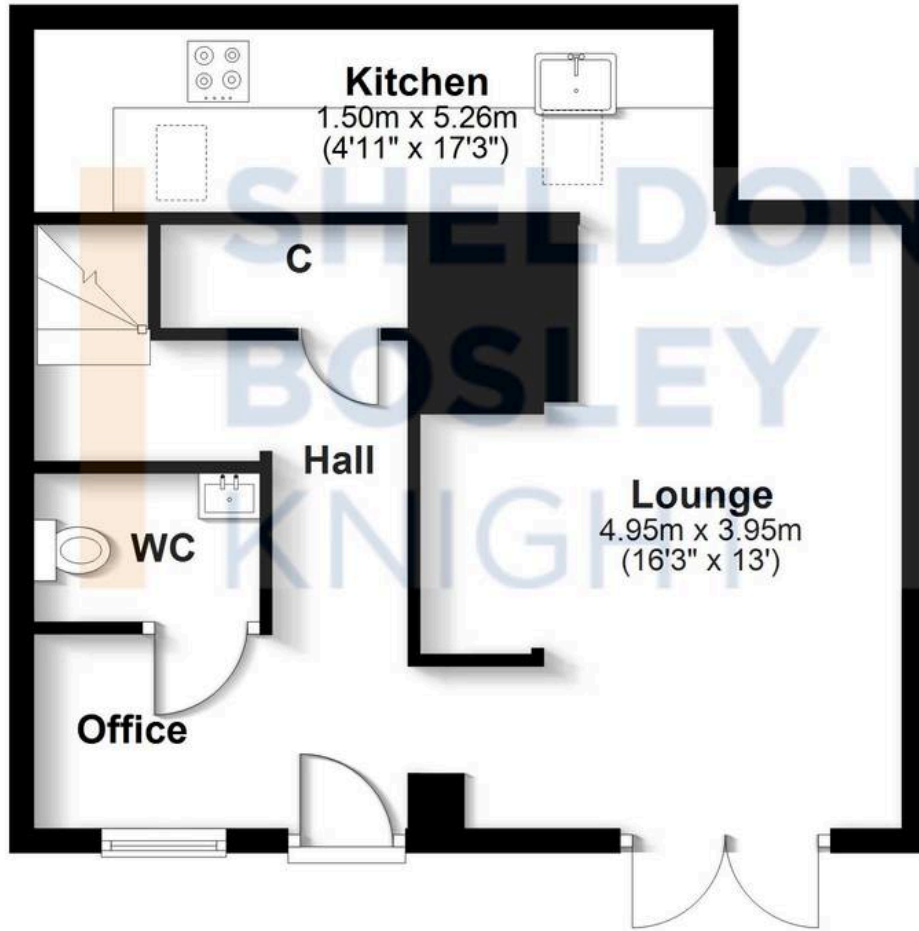
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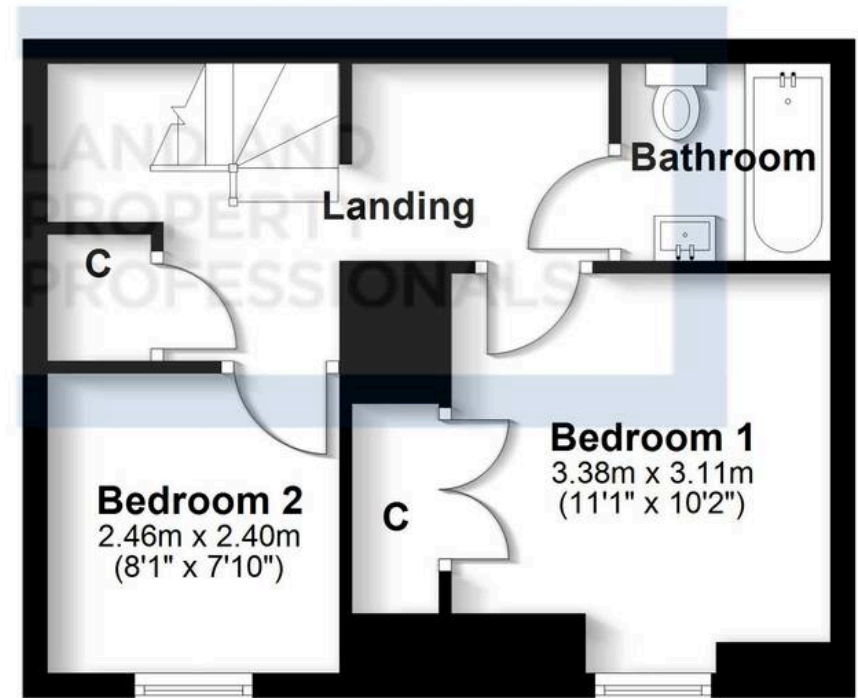
Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.6 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.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.