



14, Queens Way Hurley, Warwickshire, CV9 2LX

HOWKINS &  
HARRISON

14, Queens Way,  
Hurley,  
Warwickshire, CV9 2LX

Guide Price: £220,000

A well presented three bedroom mid-terraced home, situated within a sought after village location.

Having accommodation totalling 835sqft comprising off entrance porch, hallway, a spacious 20ft through sitting/dining room with double doors to outside and a newly fitted kitchen.

To the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway providing off road parking and a mature rear garden, mainly laid to lawn with a paved patio.

### Features

- Well presented mid-terraced family home
- Spacious 20ft sitting/dining room
- Re-fitted kitchen
- Three good size bedrooms
- Mature rear garden
- Off road parking
- Excellent location for commuters
- An ideal first home or investment property



## Location

The property is located in the village of Hurley. Local convenience stores are available in both Hurley and nearby Wood End. More comprehensive facilities can be found at Atherstone approximately 5 miles distant or at Coleshill approximately 6 miles. Communications are fairly quick and convenient with junction 10 of the M42 motorway being approximately 5 miles distant at Tamworth giving access to the Midlands motorway network.

## 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.



## Accommodation Details – Ground Floor

Entrance porch leading into a good size entrance hall with staircase rising to the first floor and door leading off to the left into a spacious 20ft sitting/dining room with attractive feature fireplace, double glazed window to the front elevation and double glazed French doors leading to the rear garden. Accessed from both the hallway and dining room is the recently re-fitted kitchen having a comprehensive range of eye level and base units, ample preparation surfaces incorporating ceramic hob with extractor hood above, built in oven and space for washing machine.

## First Floor

From the main entrance hall the staircase rises to a first floor landing with storage cupboard and doors off to three excellent size bedrooms and a family bathroom with a panel enclosed bath with a shower and shower screen over. Bedroom one is particular large with two windows overlooking the front elevation.

## Outside

Externally to the front of the property there is off road parking and to the rear is a garden mainly laid to lawn with paved patio area.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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 teste. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

## Local Authority

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

## Council Tax

Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

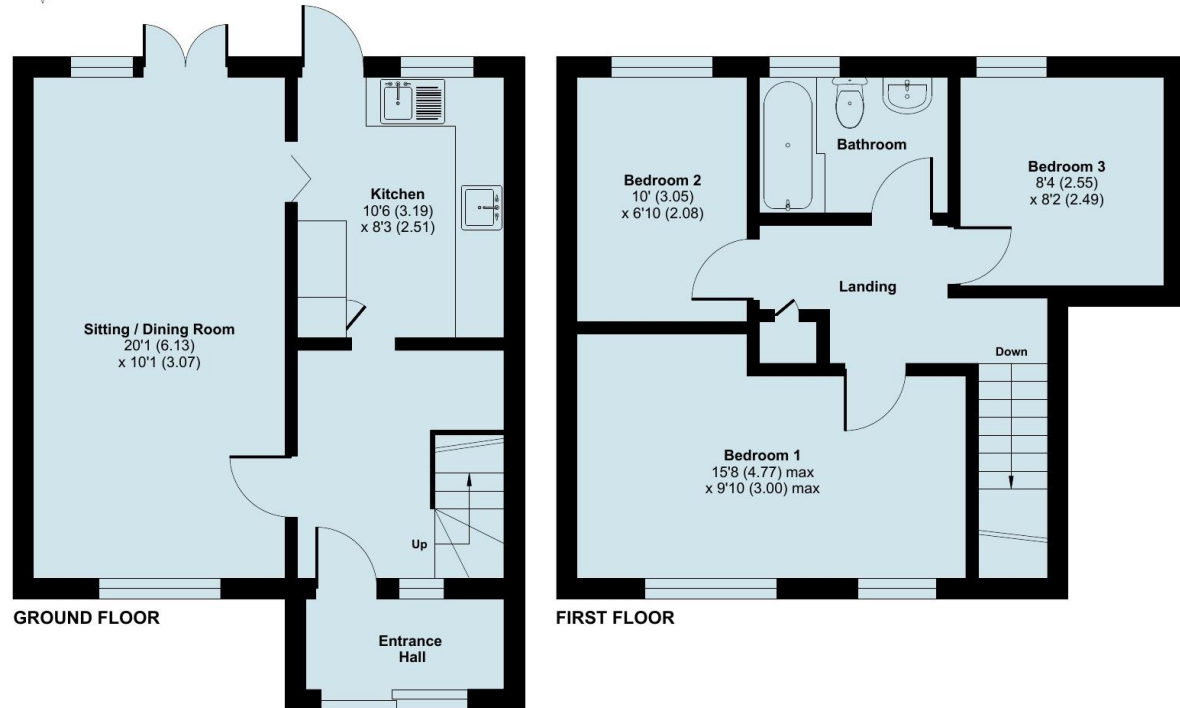
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## Queens Way, Hurley, Atherstone, CV9

Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1310633

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