



2 Cottage, Main Street, Withybrook, Warwickshire, CV7 9LW

HOWKINS &
HARRISON

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Withybrook, Warwickshire,
CV7 9LW

Guide Price: £240,000

A two bedroom cottage with garage in a semi rural location on the edge of the popular village of Withybrook in need of some modernisation.

Features

- Popular village location
- Semi rural
- Two bedrooms
- Spacious sitting room
- Generous enclosed garden
- Sunroom
- Ground floor cloakroom
- Driveway parking
- Garage



Location

The village of Withybrook is situated in North Warwickshire close to the Leicestershire border, having its own church, village hall which offers many social activities and a public house. Rugby, Hinckley, Coventry and Nuneaton are easily accessible and offer extensive schools, shopping, and sporting facilities. Withybrook is conveniently situated for access to London with a frequent high speed rail Service from both Coventry and Rugby to London Euston (just under 50 minutes from Rugby). Birmingham International Airport is approximately 25 miles away.



Ground Floor

Enter via a UPVC door to a sunroom where a door leads to a cloakroom fitted with a wash hand basin and WC. A further door provides access to the kitchen, fitted with wood effect flooring and a range of wall and base kitchen cabinets and drawers with work surfaces over. Fitted appliances include an electric oven, gas hob and an extractor fan. From here, stairs rise to the first floor. The sitting room has a continuation of the wood effect flooring from the kitchen, with the focal point of the room being an open fireplace with wooden surround and ceramic hearth with attractive fitted wooden shelving either side of the chimney breast.

First Floor

Doors lead to two bedrooms and the shower room which is fitted with a shower enclosure, wall hung wash hand basin with mirror over, pedestal wash hand basin and WC, chrome heated towel ladder, storage cupboard and ceramic tiled flooring. The principal bedroom provides hanging space either side of the chimney breast and overlooks the rear aspect.

Outside

To the front of the property there is a gravel driveway with parking in front of the garage. A paved path to the side of the garage leads to the cottage and to a brick-built store, which is divided into two stores one of which belongs to the neighbouring property. There is a picket gate which is accessed from the drive which provides access to the rear garden which wraps around the neighbouring property and is mainly laid to lawn with established shrubs and trees and is enclosed by low level picket fencing.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

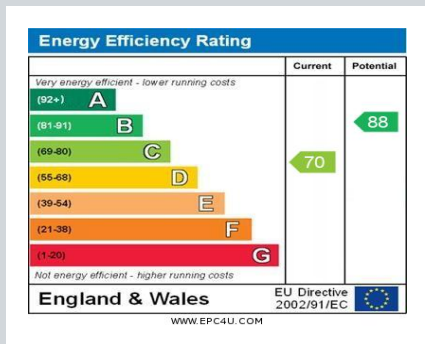
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested 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.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



Main Street, Withybrook, Coventry, CV7

Approximate Area = 609 sq ft / 56.5 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 738 sq ft / 68.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Howkins & Harrison. REF: 1434792

Howkins & Harrison

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