



3, Church Lane, Wishaw, Sutton Coldfield, B76 9QH

HOWKINS &
HARRISON

3, Church Lane,
Wishaw,
Sutton Coldfield, B76 9QH

Guide Price: £450,000

A beautifully presented and charming three-bedroom semi-detached home, occupying a generous plot in the heart of Wishaw and enjoying an attractive village setting with open countryside immediately beyond.

Extending to approximately 1006 sqft, the property offers well-proportioned accommodation including a welcoming living room, spacious kitchen/diner, useful utility areas, ground floor WC and storage, with three bedrooms and a family bathroom to the first floor.

A particular feature is the lovely, established rear garden, offering excellent outdoor space with mature planting, greenhouse and useful garden storage. There is rear vehicular access to parking.

Well maintained throughout, the property combines comfortable modern living with a delightful semi-rural setting.



Location

3 Church Lane occupies a pleasant position within the sought-after rural village of Wishaw, surrounded by attractive North Warwickshire countryside yet exceptionally well placed for access to Sutton Coldfield, Birmingham and the wider motorway network. The village itself has a popular country pub and restaurant, parish hall and historic St Chad's Church, while a wider range of everyday shopping, schooling and leisure facilities can be found in nearby Sutton Coldfield and surrounding villages. The renowned Belfry Hotel & Resort is also close at hand. For commuters, the A446 provides convenient access to Junction 9 of the M42 and the M6 Toll, with Birmingham city centre, Birmingham Airport and the NEC all readily accessible by road.

Travelling Distances

M42 Junction 9 – 2 miles

Sutton Coldfield town centre – 4.5 miles

M6 Junction 6 – 6 miles

Birmingham Airport / NEC – 10 miles

Solihull town centre – 14 miles

Water Orton Railway Station – 3 miles

Birmingham New Street – 11 miles



Accommodation Details - Ground Floor

The accommodation is approached via the front door into a welcoming entrance hall, with stairs rising to the first floor and a useful built-in store beneath. To the right is the well-presented living room, a comfortable reception space featuring decorative wall panelling and a wood-burning stove set beneath a substantial timber mantel. To the rear, the kitchen/diner forms the heart of the home and is fitted with an attractive range of Shaker-style units complemented by extensive work surfaces, integrated appliances and a peninsula incorporating additional storage and breakfast-bar seating. There is ample space for a dining table, while glazed French doors provide a pleasant outlook and direct access onto the rear garden. From the hall, a separate front utility room provides additional practical space, with a further utility area beyond and a ground-floor WC completing the accommodation on this level.

First Floor

The first-floor landing gives access to three bedrooms and the family bathroom. Bedroom one is a well-proportioned double room, while bedroom two is another generous double, benefiting from fitted wardrobes. Bedroom three provides a useful single bedroom, nursery or home office. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash basin and wc, complemented by metro-style tiling.

Outside

Externally, the property enjoys a particularly generous and established rear garden, predominantly laid to lawn with mature planting, trees and well-stocked borders creating an attractive and private setting. A paved seating area sits immediately to the rear of the house, with the garden continuing beyond to a greenhouse and useful garden storage. Shared vehicular access leading to parking.





Tenure & Possession

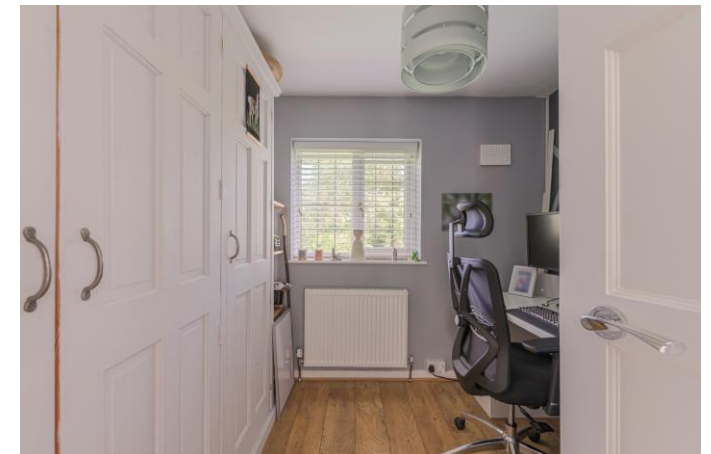
The property is freehold with vacant possession being given on completion.

Agents Note

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

Features

- Well presented three-bedroom semi-detached home
- Generous plot with established rear garden
- Spacious kitchen/diner ideal for family living
- Comfortable living room with log burner fitted
- Useful utility areas and ground-floor WC
- Modern shower room
- Attractive village location with countryside views
- Rear vehicular access to off road parking
- Convenient for M42 and M6 Toll





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

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, and electricity, all of which are connected. The central heating is oil fired. The mains water is not metered and a smart meter is fitted for the electricity.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

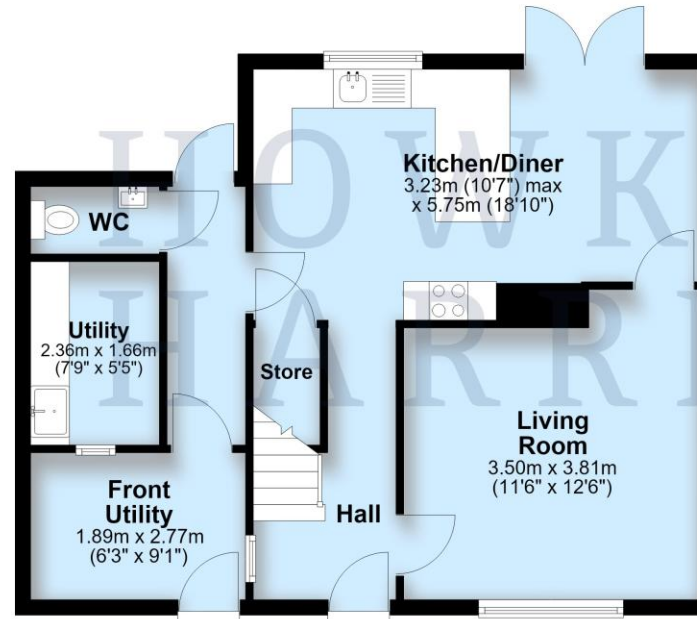
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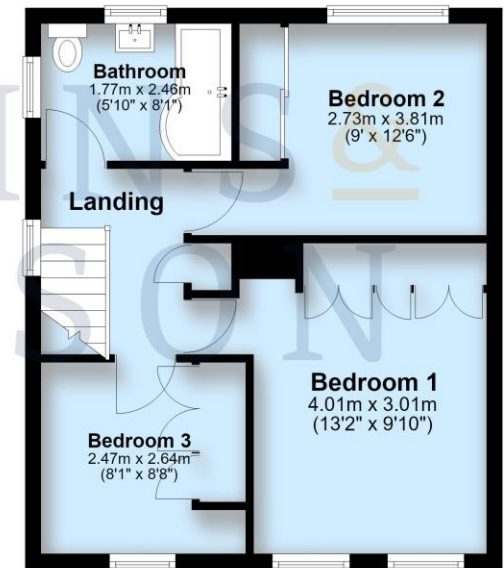
Ground Floor

Approx. 54.1 sq. metres (582.9 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 93.5 sq. metres (1006.2 sq. feet)

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.



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