



Knowle House, Knowle Hill, Hurley, Warwickshire, CV9 2JB

HOWKINS &
HARRISON

Knowle House,
Knowle Hill, Hurley,
Warwickshire, CV9 2JB

Guide Price: £185,000

Offered to the market with no upward chain, Knowle House is a detached single-storey home occupying a pleasant position in the Warwickshire village of Hurley. The accommodation includes a front-facing double bedroom, bathroom, fitted kitchen and a generous lounge positioned to the rear, while useful storage is provided off the central hallway. Outside, the property benefits from a driveway to the front, gated pedestrian access to the side and an enclosed rear garden with established planting.

Hurley offers local everyday amenities and a primary school, with Atherstone, Tamworth and the M42 motorway network all within convenient reach.



Location

Situated in the established Warwickshire village of Hurley, which offers a range of useful local amenities, with further everyday facilities available in nearby Wood End. A broader selection of shops, services and leisure opportunities can be found in the market town of Atherstone, approximately five miles away, while Coleshill is around six miles distant.

The property is also well placed for commuters, with Junction 10 of the M42 accessible at Tamworth, providing convenient connections to Birmingham, the wider Midlands motorway network and surrounding commercial centres.



Accommodation Details

A side entrance door opens into the entrance hallway, from which all rooms are accessed. The open-plan lounge and kitchen form a bright and well-proportioned living space, featuring a double-glazed bow window to the front and laminate flooring. The kitchen is fitted with a range of wall and base units, complementary work surfaces, a four-ring electric hob with extractor hood above and an oven beneath, together with space and plumbing for both a washing machine and dishwasher.

The double bedroom benefits from a built-in wardrobe, windows to the side and rear, and a door opening directly onto the rear garden. Completing the accommodation is the bathroom, fitted with a panelled bath with shower and screen over, low-level WC and pedestal wash hand basin, with complementary tiling, an extractor fan and inset ceiling lighting.

Outside

To the front, a driveway provides off-road parking for two vehicles. Gated pedestrian access to the side leads through to a small, enclosed rear garden.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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

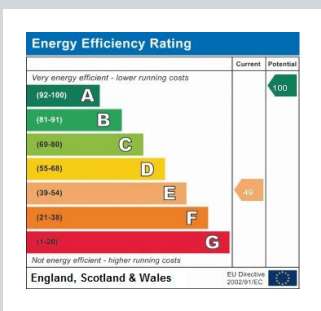
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

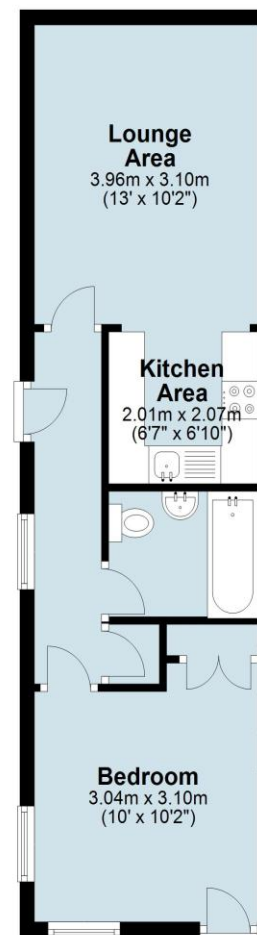
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

North Warwickshire Borough Council – Tel:01827-715341
Council Tax Band - B



Ground Floor



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.



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