



## 41 St Wilfrid's Cottages

Ansley Lane, Old Arley, CV7 8FT

Asking Price Of £190,000

- Mid terraced residence
- Delightful village location
- Improved & well presented
- Character & charm throughout
- Lounge, diner, kitchen & store
- Two bedrooms & box room
- Great amenities / road links
- EPC RATING D



If you're looking for your next home with bucket loads of charm and character then this could be the one. This is a much improved and well presented mid terraced residence situated in the delightful village of Old Arley with delightful countryside views to the front, car draw on to the rear as well as village walks, local amenities, great road links to further afield and an early viewing is essential. Further benefits include gas fired central heating, double glazing, security alarm and accommodation comprising: hallway, front lounge, rear dining room, country style kitchen with built in oven and hob, rear lobby / store, landing, two double bedrooms, box room and bathroom. Car draw on and gardens to front and rear.

Draft particulars - awaiting vendors approval

#### ENTRANCE HALL

Having obscure uPVC double glazed entrance door, stripped and varnished wooden floor, coved ceiling, smoke alarm, under stairs storage cupboard and doors to:

#### REAR DINING ROOM

12' 2" x 14' 2" (3.71m x 4.32m) Having central heating radiator, uPVC double glazed patio door to the rear, tiled floor, door and stair case to the first floor, feature fireplace incorporating an open fire (not functioning), wall light point, stable door to Kitchen and opening to:

#### FRONT LOUNGE

11' 2" x 10' 2" (3.4m x 3.1m) Having central heating radiator, uPVC double glazed window to the front, wooden flooring, feature ornate fireplace and coved ceiling.

#### KITCHEN

12' 7" max x 7' 10" (3.84m x 2.39m) Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single one and half bowl sink with mixer tap, built in double oven, four ring halogen hob with chimney style extractor hood over, space and plumbing for automatic washing machine, space for upright fridge freezer, pipes for central heating radiator, three uPVC double glazed windows to the side, tiled floor, door and step down to:

#### REAR LOBBY

6' 10" x 6' 7" (2.08m x 2.01m) Having quarry tiled floor, obscure uPVC double glazed windows to the side and rear, obscure uPVC double glazed side exit door and loft access.

### FIRST FLOOR LANDING

Having two central heating radiators, stripped and varnished wooden floor, loft access via retractable ladder, inset ceiling spot lights and doors to:

### BEDROOM ONE

14' 1" x 11' 4" (4.29m x 3.45m) Having central heating radiator, ornate fireplace, coved ceiling, stripped and varnished wooden floor, over stairs wardrobe and two uPVC double glazed windows to the front.

### BEDROOM TWO

11' 4" x 12' 3" (3.45m x 3.73m) Having central heating radiator, stripped and varnished wooden floor, coved ceiling, ornate fireplace and sealed unit double glazed sash style window to the rear.

### BOX ROOM

5' 2" x 8' 0" (1.57m x 2.44m) Having central heating radiator, Worcester boiler, stripped and varnished wooden floor, coved ceiling and uPVC double glazed window to the rear.

### BATHROOM

4' 11" x 7' 2" (1.5m x 2.18m) Having a white suite comprising: - low level w.c., pedestal wash hand basin, claw foot bath with shower fitment over, electric shaver point, brick style tiled splash backs, laminate wooden flooring, inset ceiling spot light, chrome heated towel rail and obscure uPVC double glazed window to the side.

### OUTSIDE

There is a mature fore garden with inset pond, stepping stone path, loose stoned areas, half height fence, dwarf walling and hedgerow. To the rear there is

a service road approached from a neighbouring property, rear yard with courtesy lighting, cold water tap and wrought iron gate. There is a car draw on providing standing for one vehicle and timber shed with garden beyond. The mature rear garden is laid mainly to lawn with raised flower beds, loose stoned areas, fenced boundaries and contains a variety of plant life.

### GENERAL INFORMATION

**TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion.

**SERVICES:** all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their...



GROUND FLOOR 519.14 sq. ft. 1ST FLOOR 474.34 sq. ft.  
 ( 48.23 sq. m. ) ( 44.07 sq. m. )

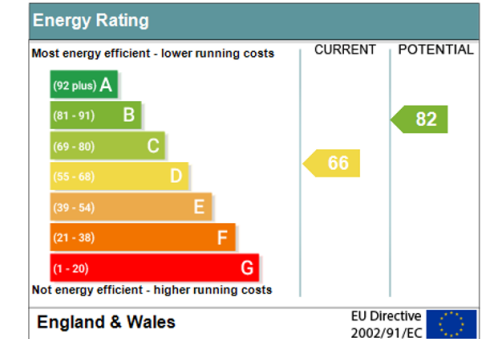


TOTAL FLOOR AREA : 993.48 sq. ft. ( 92.30 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TENURE**  
 Freehold

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements