



Wood Sorrel House Malkins Way, Shustoke, Colehill, Birmingham, B46

^{2BWL} Guide Price £565,000

Milford Green Court is an exclusive development of 14 executive family homes with a range of 3 to 5 bedroom homes finished to an exacting standard. Offering wonderful open plan accommodation. Plot 8 Wood Sorrel House is a well proportioned semi-detached family home.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

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ACCOMMODATION DETAILS

The internal accommodation comprises an entrance hall, cloakroom/utility, large open plan kitchen/breakfast/family room and to the first floor there are three excellent size bedrooms with the main bedroom having en-suite facilities and a principal bathroom. Externally there are delightful lawned rear gardens and access to a double garage.

LOCATION

Local Authority

South Derbyshire Council - 01283 595795 North
Warwickshire Borough Council - 01827 715341 Hinckley
and Bosworth Council - 01455 238141

North West Leicestershire District Council - 01530 454545
Tamworth Borough Council - 01827 709709 Lichfield District
Council - 01543 308 000 Nuneaton & Bedworth Council -
024 7637 6376 Northampton Borough Council Tel: 01604-
837837 Daventry District Council - 01327 871100
Birmingham City Council - Birmingham City Council - 0121
303 1113

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and
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.

Floorplan

Howkins & Harrison prepare these plans for reference only.
They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a
professional service to home owners throughout the
Midlands region. Call us today for a Free Valuation and
details of our services with no obligation whatsoever.

Important Information

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.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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