



## Banbury House Church Lane, Berkswell

Guide Price £295,000





#### PROPERTY OVERVIEW

Situated in the centre of Berkswell and being ideally located for access to the highly regarded primary school is this four bedroom Grade II listed cottage which is available to purchase with no onward chain. This deceptively spacious property provides over 1200sq ft of living accommodation and in summary provides potential buyers with:- entrance hallway, sitting room, living room, breakfast kitchen, four bedrooms and a family bathroom.

Outside there is a large private South facing garden with patio area, lawn, summer house and outbuildings.

Viewing is by appointment only with Xact Homes 01676 534 411.

#### PROPERTY LOCATION

Banbury House is located in the heart of Berkswell within easy walking distance of the highly regarded primary school.





To reach the property leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge at the railway station and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn left and continue until you reach Berkswell village, as you pass The Bear public house take the next turn immediately on your left into Lavenbder Hall Lane. Church Lane is behind The Green leading up to the Church and Banbury House is on the left with a name plate beside the front door.

#### AUCTIONEER COMMENTS

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Council Tax band: E

Tenure: Freehold

- For Sale By Auction – T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- 10% Deposit Payable
- Grade II Listed Cottage
- Approximately 1300sq ft of Living Accommodation
- Lounge, Dining Room & Breakfast Kitchen
- Four Bedrooms
- Potential to Refurbish
- Large South Facing Garden



#### **ENTRANCE HALLWAY**

18' 10" x 12' 6" (5.75m x 3.8m)

#### **CLOAKROOM**

7' 3" x 5' 5" (2.22m x 1.65m)

#### **SITTING/DINING ROOM**

13' 5" x 12' 2" (4.1m x 3.72m)

#### **LIVING ROOM**

15' 4" x 10' 12" (4.67m x 3.35m)

**KITCHEN/BREAKFAST**

14' 1" x 9' 0" (4.28m x 2.75m)

**FIRST FLOOR****BEDROOM ONE**

13' 1" x 10' 12" (3.98m x 3.35m)

**BEDROOM TWO**

13' 5" x 8' 1" (4.1m x 2.47m)

**BEDROOM THREE**

12' 10" x 12' 6" (3.9m x 3.8m)

**BEDROOM FOUR/OFFICE**

9' 0" x 8' 6" (2.75m x 2.6m)

**BATHROOM**

9' 0" x 8' 8" (2.75m x 2.65m)

**CELLAR FOR STORAGE****OUTSIDE THE PROPERTY****SOUTH FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker, some carpets, some blinds, fitted wardrobes in one bedroom, all light fittings and garden shed.

**ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers. Loft Space: with ladder

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



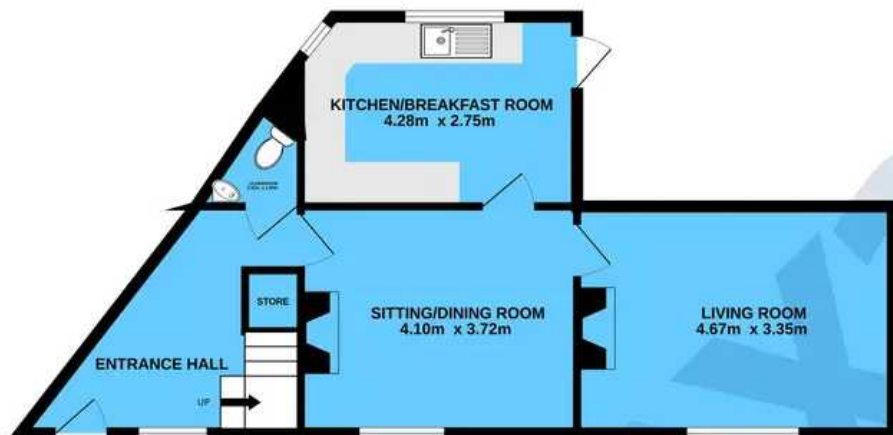








GROUND FLOOR



1ST FLOOR



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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# Xact Homes

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