



Ousterne Lane, Fillongley

Guide Price £400,000





PROPERTY OVERVIEW

This deceptively spacious double fronted character property is situated in the centre of Fillongley just a short walk from the primary school and village facilities and is available to purchase with no onward chain. Benefitting from character features such as high ceilings, quarry tiled flooring, open fireplaces, and sash windows and with scope for some refurbishment and modernisation the property provides potential purchasers with:- entrance lobby, two large reception rooms, breakfast kitchen, cellar, utility room, three genuine double bedrooms and a modern family shower-room.

Outside the property has double length driveway parking, a garage and an established garden to the front and side of the property.

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

PROPERTY LOCATION

Fillongley is a delightful rural village which provides easy access to Birmingham, Coventry and the NEC with good commuting routes via M6, M42, and West Coast main line for access to London. Fillongley benefits from a well regarded primary school and is also conveniently situated for Bablake School in Coventry & Kingsbury Water Park.





The property is situated in the centre of Fillongley less than 100 yards from the Coventry Road. Approaching Fillongley from the Meriden Road / Nuneaton Road crossroads, go past the school on your left and the next turn on your right is Ousterne Lane, the property is approximately 70 yards on the left.

Council Tax band: F

Tenure: Freehold

- Three Bedroom Detached Character Property
- Potential to Refurbish & Renovate
- No Onward Chain
- Two Reception Rooms
- Breakfast Kitchen
- Three Double Bedrooms
- Garage & Off Road Parking
- Utility & Cellar





ENTRANCE LOBBY

LIVING ROOM

12' 8" x 12' 4" (3.85m x 3.75m)

DINING ROOM

12' 8" x 12' 4" (3.85m x 3.75m)

BREAKFAST/KITCHEN

10' 2" x 14' 7" (3.10m x 4.45m)

UTILITY ROOM

10' 2" x 3' 7" (3.10m x 1.10m)

WC

6' 7" x 5' 3" (2.00m x 1.60m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 12' 6" (3.95m x 3.80m)

BEDROOM TWO

13' 0" x 10' 8" (3.95m x 3.25m)

BEDROOM THREE

10' 6" x 10' 8" (3.20m x 3.25m)

SHOWER ROOM

10' 6" x 8' 2" (3.20m x 2.50m)

OUTSIDE THE PROPERTY

CELLAR

12' 8" x 14' 9" (3.85m x 4.50m)

GARAGE

21' 4" x 13' 7" (6.50m x 4.15m)

GARDEN

**ITEMS INCLUDED IN THE SALE**

All contents by separate negotiation.

ADDITIONAL INFORMATION

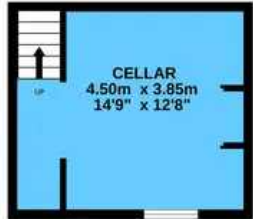
Services: mains gas, electricity and main sewers.

MONEY LAUNDERING REGULATIONS

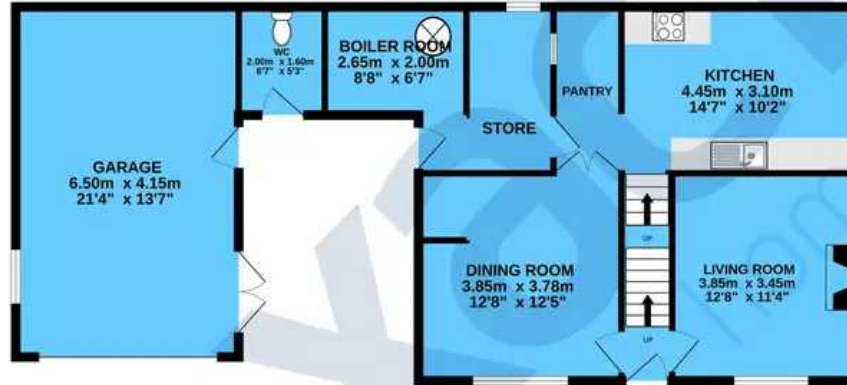
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



BASEMENT
17.0 sq.m. (183 sq.ft.) approx.



GROUND FLOOR
99.0 sq.m. (1069 sq.ft.) approx.



1ST FLOOR
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 154.7 sq.m. (1665 sq.ft.) 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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