



The Cottages Five Ways Road, Hatton

Offers Over £375,000



PROPERTY OVERVIEW

Rurally located midway between Warwick & Solihull is this recently refurbished and deceptively spacious two bedroom victorian cottage. Having been recently refurbished by the present owners the accommodation is beautifully presented throughout with the benefit of a long private landscaped rear garden, off road parking and a large storage outbuilding. In summary the property provides potential purchasers with:- enclosed porch, large lounge / dining room, refitted breakfast kitchen, bathroom, two double bedrooms (1 x en-suite).

An ideal property for buyers looking for a fully modernised character property in a rural setting within easy commuting distance of Solihull. Warwick, Kenilworth & Leamington.

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



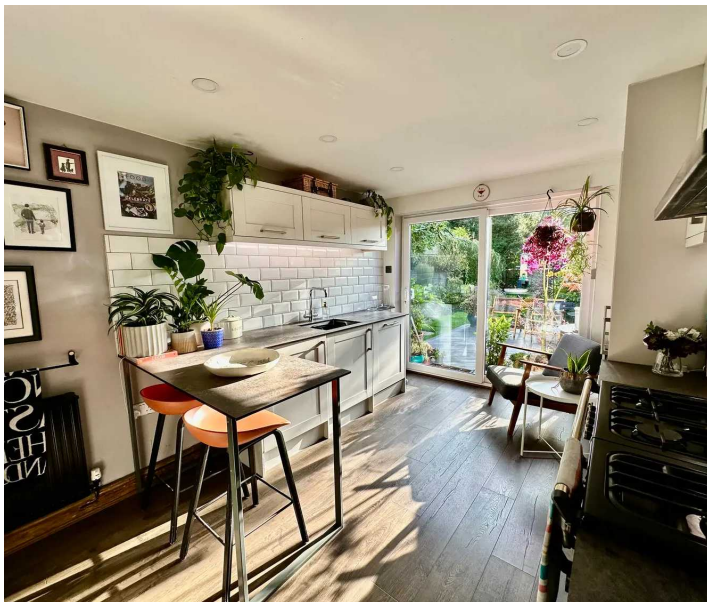


PROPERTY LOCATION

The property is situated midway between Solihull and Warwick, on the outskirts of Hatton and Lapworth. The area is well served by reputable country inns, delightful country and canal side walks with railway stations at Lapworth, Dorridge and Warwick Parkway providing commuter services between Birmingham Snow Hill and London Marylebone. Warwick is well known as a market town and for its historic castle whilst Knowle is well known for its High Street and many period and character buildings. Kenilworth, Solihull, Leamington Spa and Stratford all provide further local amenities within a comfortable driving distance.

Council Tax band: C

Tenure: Freehold



- Two Bedroom Cottage
- No Onward Chain
- Refurbished & Modernised Throughout
- Refitted Breakfast Kitchen
- En-Suite Bedroom
- Off Road Parking
- Large Landscaped Rear Garden
- Large Outbuilding



ENCLOSED PORCH

LOUNGE/DINING ROOM

20' 5" x 11' 9" (6.23m x 3.57m)

BATHROOM

BREAKFAST/KITCHEN

13' 8" x 9' 7" (4.17m x 2.92m)

FIRST FLOOR

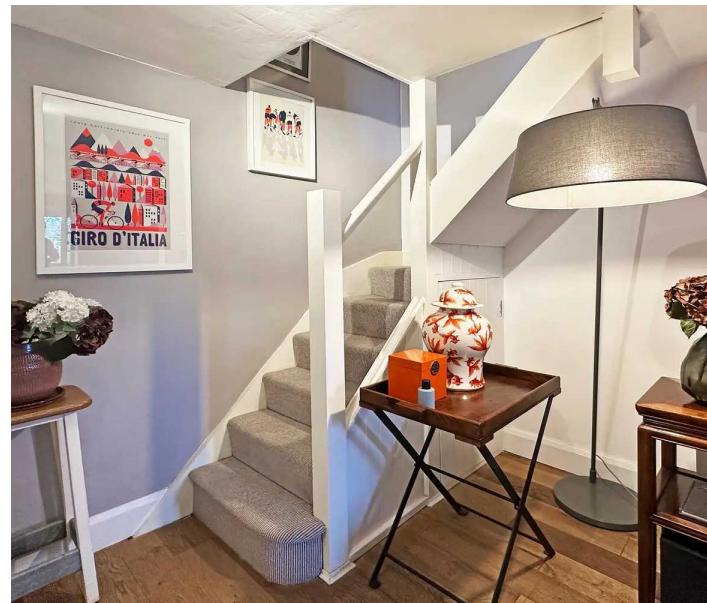
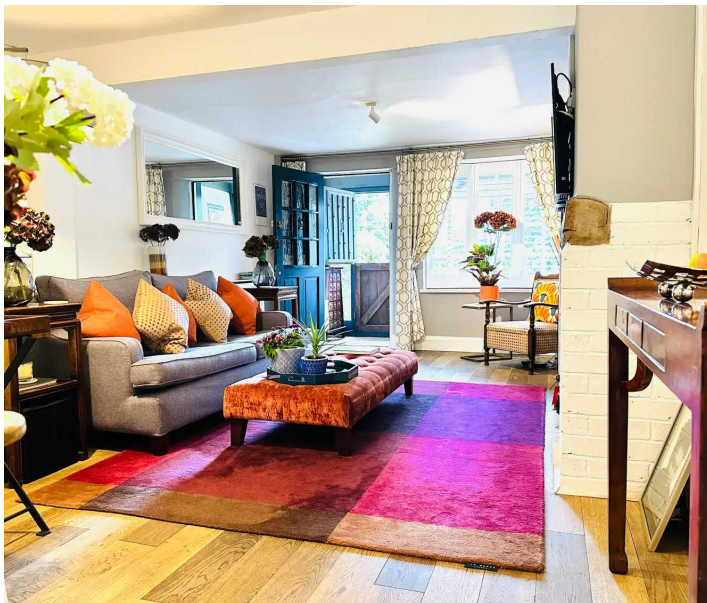
BEDROOM ONE

14' 1" x 8' 11" (4.30m x 2.71m)

ENSUITE

BEDROOM TWO

11' 3" x 11' 9" (3.44m x 3.59m)





OUTSIDE THE PROPERTY

OUTBUILDING

15' 6" x 15' 5" (4.73m x 4.69m)

EAST FACING GARDEN

TOTAL SQUARE FOOTAGE

89.6 sq.m (965 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

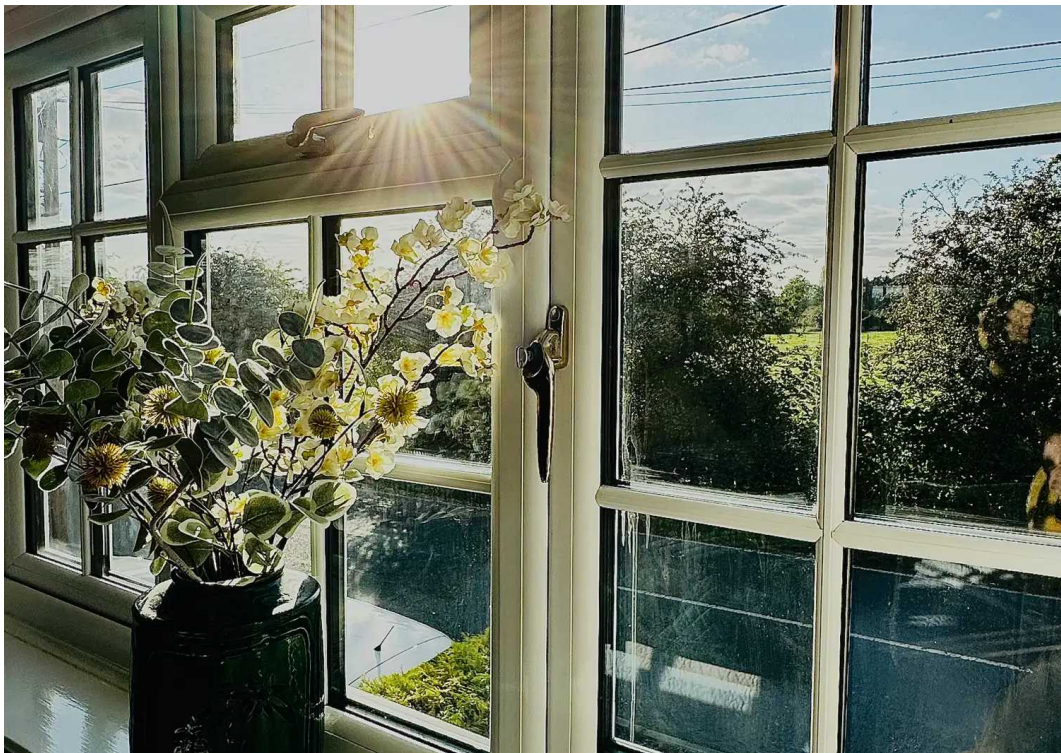
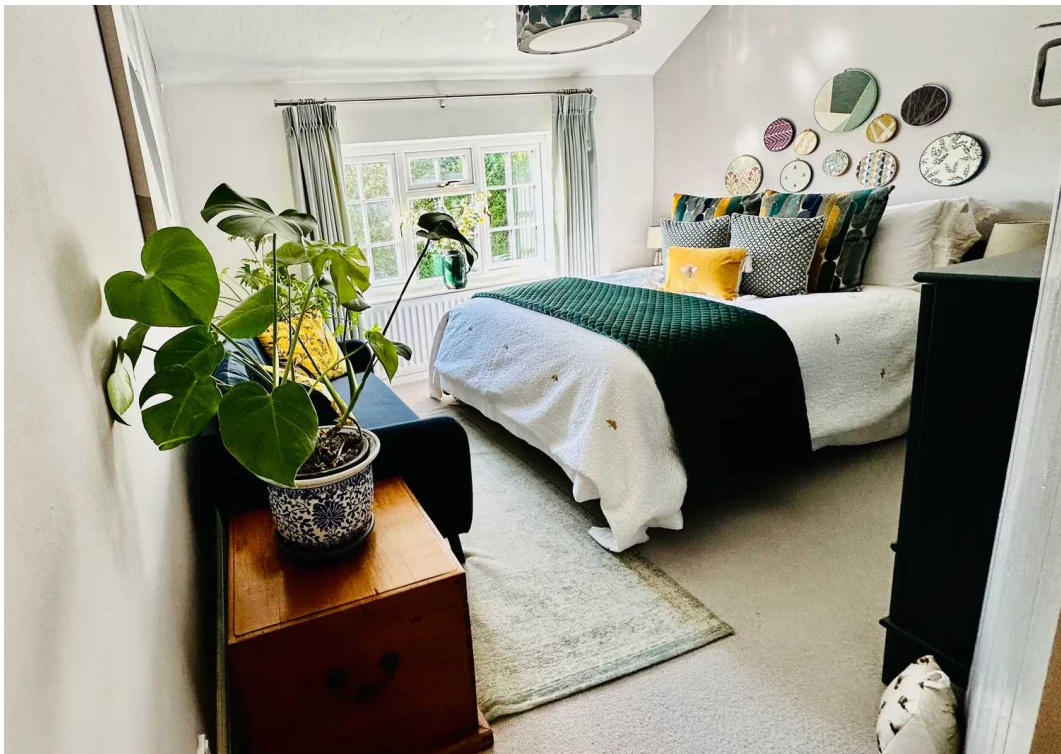
Rangemaster free standing cooker, fridge freeze, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and two garden sheds

ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.
Broadband: Sky.

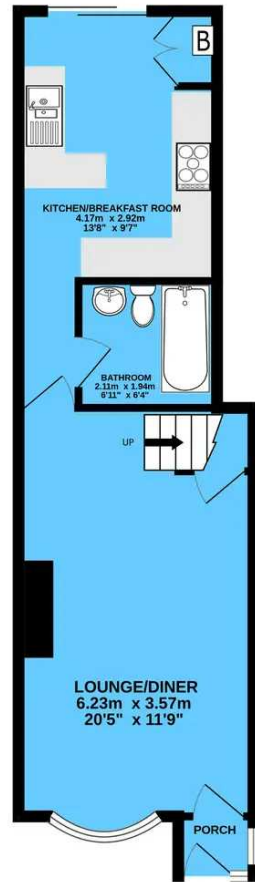
MONEY LAUNDERING REGULATIONS

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.

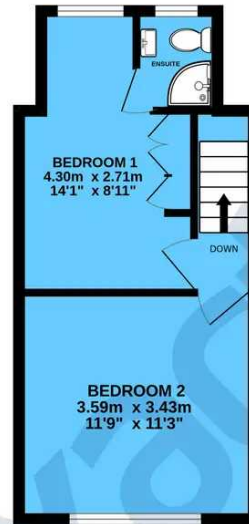




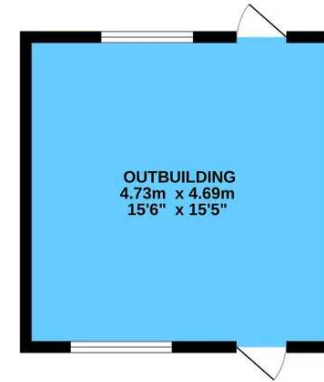
GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.



1ST FLOOR
26.4 sq.m. (284 sq.ft.) approx.



2ND FLOOR
22.2 sq.m. (239 sq.ft.) approx.



TOTAL FLOOR AREA : 89.6 sq.m. (965 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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