



Haseley Court Birmingham Road, Haseley

£639,950





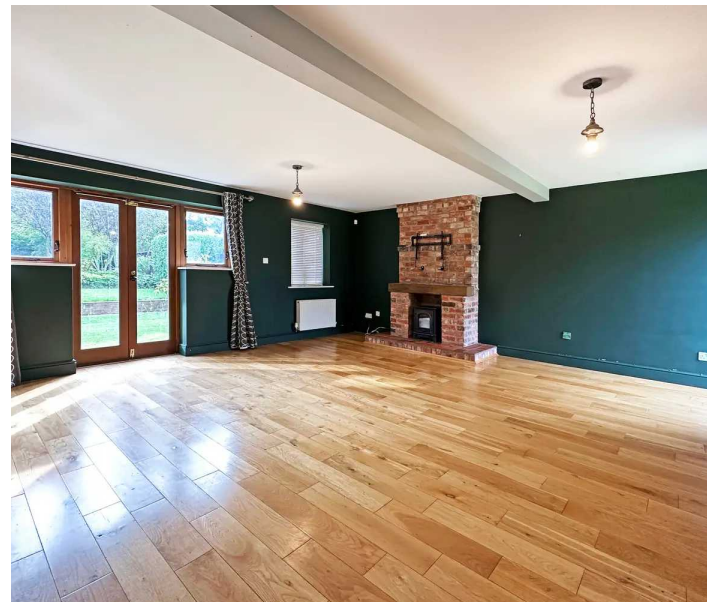
PROPERTY OVERVIEW

This four double bedroom barn conversion forms part of a courtyard development in the grounds of former Haseley Hall and is conveniently located for access to Warwick (& Warwick Parkway Station), Solihull, Kenilworth, Balsall Common and Leamington. The property is well presented and maintained throughout, is being sold with no upward chain and provides an ideal opportunity for purchasers looking for a semi-rural home whilst being close to local commuting routes.

In summary the accommodation provides potential purchasers with:- entrance hallway, large living room, study, stunning open plan kitchen into orangery / family room with utility and guest WC off. To the first floor there is a principal bedroom with dressing area and en suite, three further double bedrooms and a family bathroom.

Outside the property has a good size walled garden to the rear with decked area, lawn and mature shrubs & trees. At the rear of the property there is a double garage en bloc accessed via the shared driveway with an additional allocated parking space to the front.

Viewing is strictly by appointment with Xact on 015676 534 411.





PROPERTY LOCATION

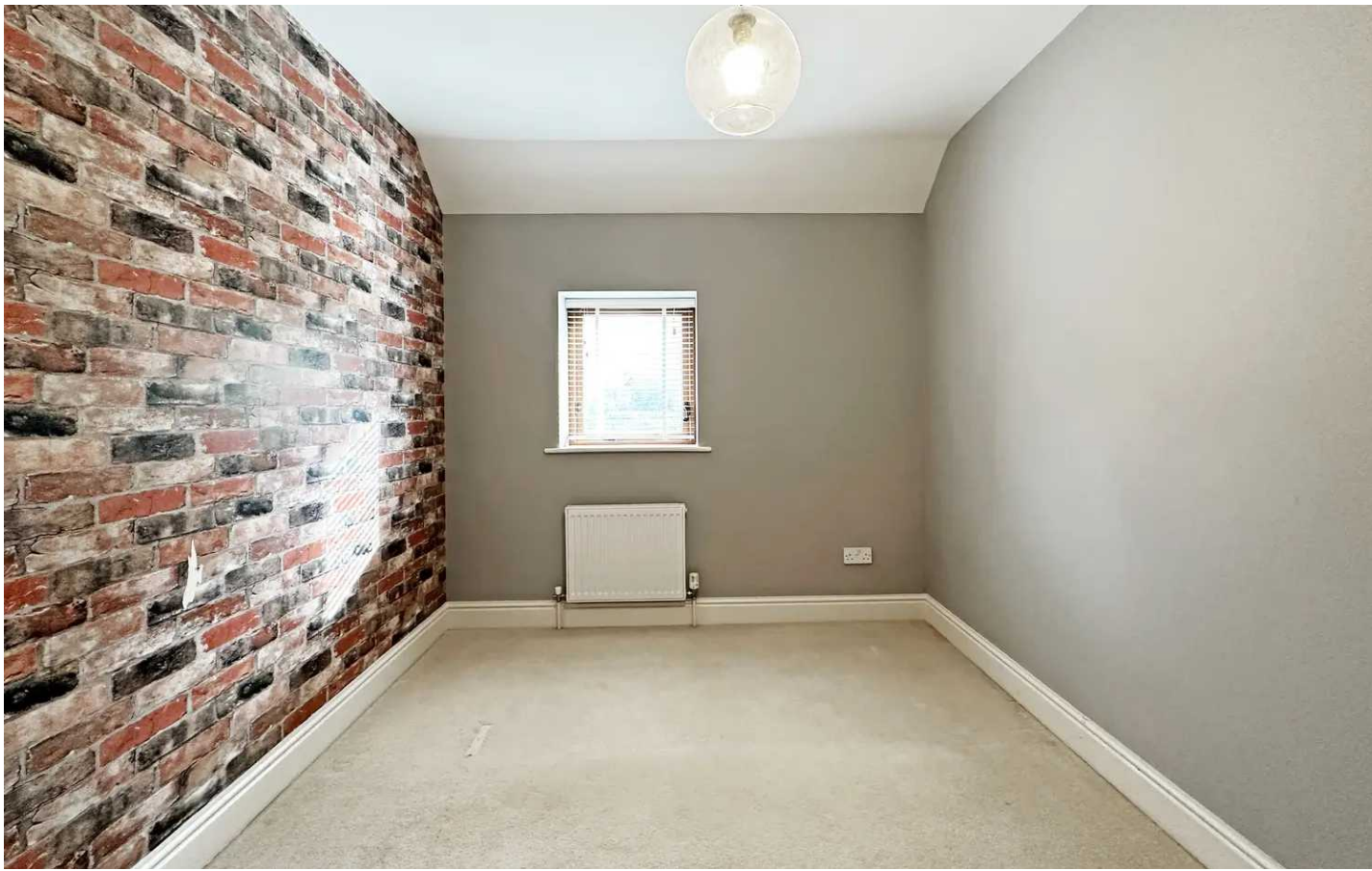
Haseley Court is located 5 miles north of Warwick. 5 miles to Kenilworth, 10 miles north of Stratford-upon-Avon, 8 miles west of Leamington Spa and 8 miles from Solihull . Within easy commuting reach of London, Banbury, Oxford and Birmingham. Having easily accessible rail, road and air connections - M40 (J15) 5 miles • Warwick Parkway Station (trains to London Marylebone from 69 mins) • Coventry / Warwick University 7 miles • Birmingham International Airport 12 miles (All distances and times are approximate).

Council Tax band: G

Tenure: Freehold

- Four Double Bedroom Barn Conversion
- No Onward Chain
- Semi-Rural Courtyard Location
- Living Room & Study
- Principal Bedroom with En-Suite & Dressing Area
- Open Plan Kitchen
- Private Walled Rear Garden
- Double Garage





ENTRANCE HALLWAY

LIVING ROOM

17' 11" x 17' 10" (5.46m x 5.43m)

STUDY

9' 9" x 9' 9" (2.98m x 2.97m)

KITCHEN / ORANGERY / FAMILY ROOM

27' 10" x 13' 4" (8.49m x 4.07m)

UTILITY

GUEST WC

FIRST FLOOR

PRINCIPAL BEDROOM

10' 11" x 10' 3" (3.33m x 3.12m)

DRESSING AREA

EN-SUITE

BEDROOM TWO

10' 11" x 9' 9" (3.33m x 2.97m)

BEDROOM THREE

10' 3" x 9' 9" (3.12m x 2.97m)

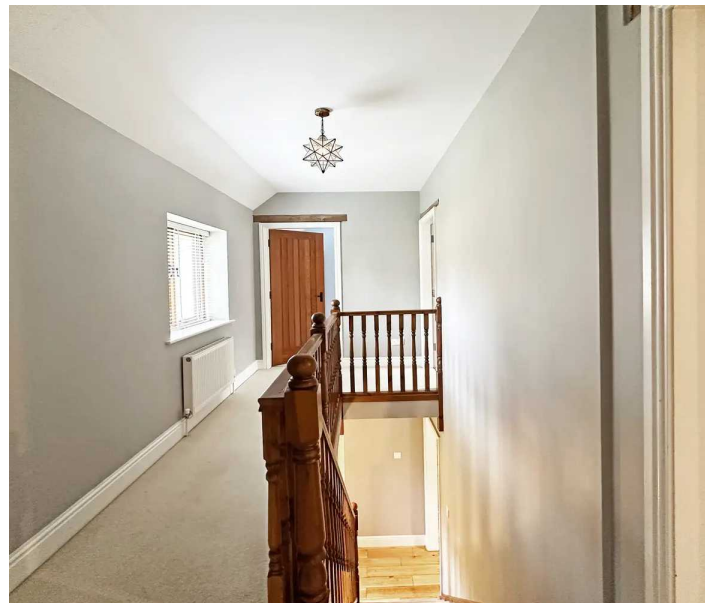
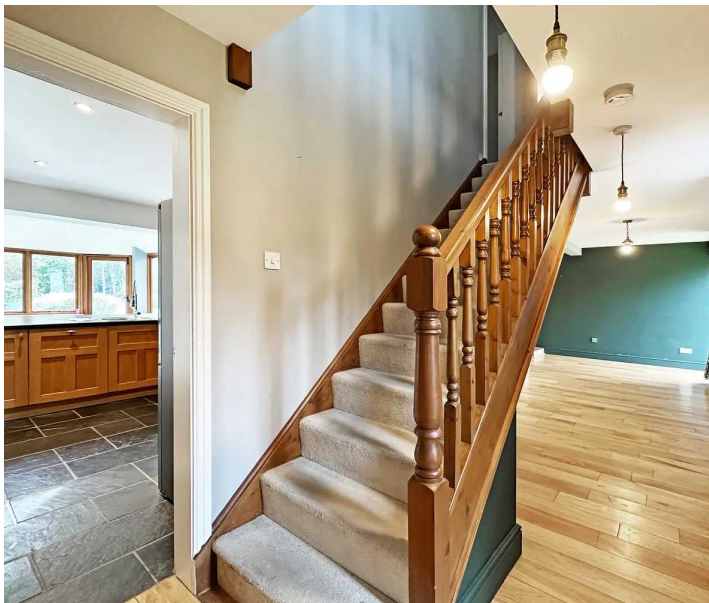
BEDROOM FOUR

10' 11" x 8' 3" (3.33m x 2.51m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 156.0 sq.m. = 1679 sq.ft. approx.





OUTSIDE THE PROPERTY

REAR GARDEN

DOUBLE GARAGE

ITEMS INCLUDED IN SALE

Dishwasher, washing machine, all carpets, all curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION

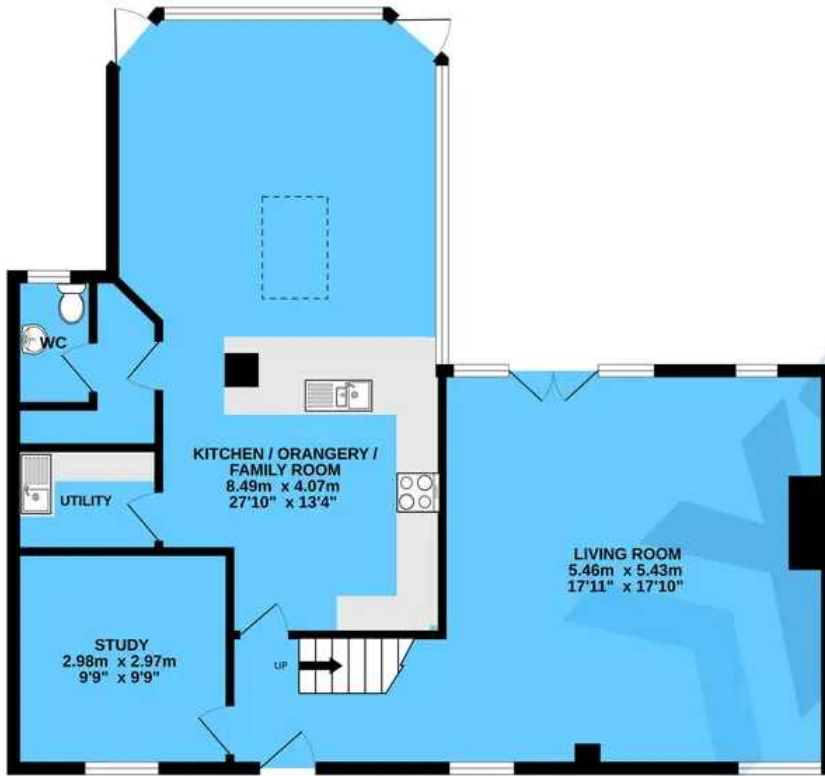
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

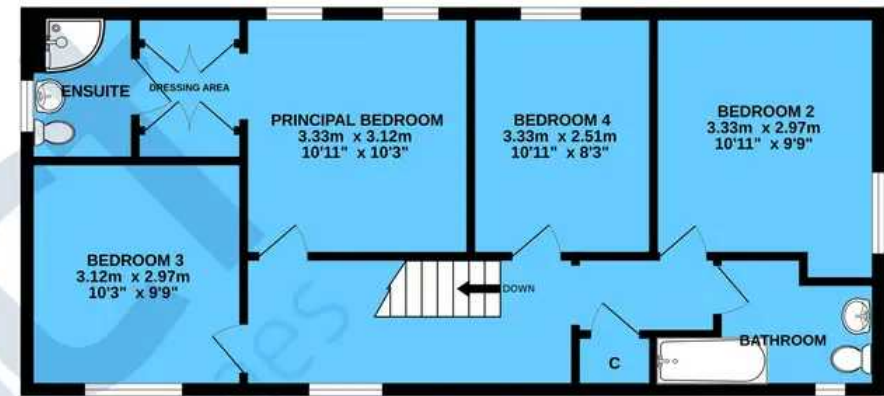
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
91.5 sq.m. (985 sq.ft.) approx.



1ST FLOOR
64.5 sq.m. (694 sq.ft.) approx.



TOTAL FLOOR AREA : 156.0 sq.m. (1679 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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Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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