



## Church Lane, Berkswell

Guide Price £600,000



#### PROPERTY OVERVIEW

A rare opportunity to acquire a discreetly located three bedroom cottage in the heart of Berkswell Village which offers over 1400 sq ft of living accommodation. Being well maintained throughout the property is available to purchase with no onward chain and provides potential purchasers with:- entrance porch, entrance hall, fitted kitchen, living room, dining room, guest WC and utility room; to the first floor there are 3 x double bedrooms (1 x en-suite), and a family bathroom.

Outside the property benefits from a large extremely private garden, detached double garage and secure gated driveway parking.

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





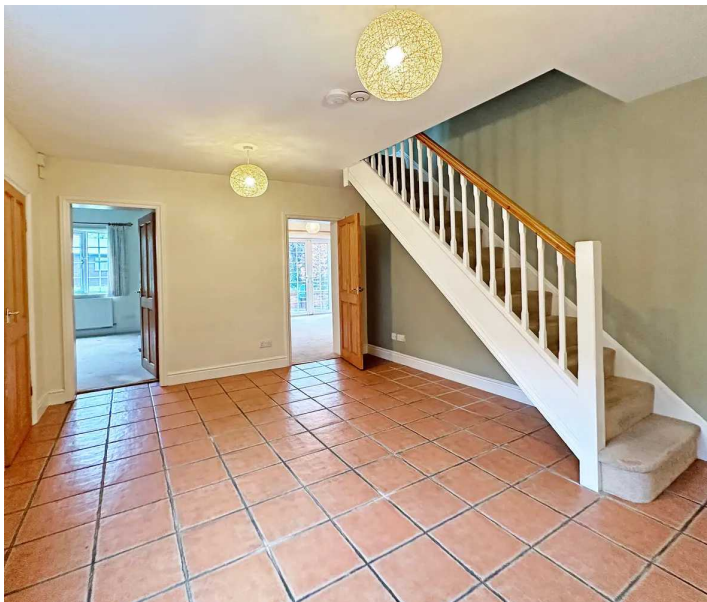
#### PROPERTY LOCATION

Grove Cottage is discreetly located in the heart of Berkswell village and benefits from being set back behind a gated driveway with a separate pedestrian access available off Church Lane.

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 Lavender Hall Lane. Church Lane is behind The Green leading up to the Church, a car park is available immediately on the right and pedestrian access to the property is available just before the entrance to Berkswell Primary School .

Council Tax band: E

Tenure: Freehold





- Three Bedroom Cottage
- No Onward Chain
- Over 1400 sq ft
- Three Reception Rooms
- En-Suite Principal Bedroom
- Double Garage & Gated Driveway Parking
- Large Private Garden
- Located in the Heart of Berkswell

#### **ENTRANCE PORCH**

#### **ENTRANCE HALL**

#### **KITCHEN**

17' 9" x 7' 10" (5.40m x 2.40m)

#### **LIVING ROOM**

13' 11" x 13' 3" (4.25m x 4.05m)

#### **DINING ROOM**

13' 11" x 12' 2" (4.25m x 3.70m)

#### **GUEST WC**

5' 11" x 5' 3" (1.80m x 1.60m)

#### **UTILITY ROOM**

9' 6" x 7' 10" (2.90m x 2.40m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 11" x 11' 0" (4.25m x 3.35m)

#### **ENSUITE**

7' 7" x 5' 11" (2.30m x 1.80m)

#### **BEDROOM TWO**

13' 11" x 12' 2" (4.25m x 3.70m)

#### **BEDROOM THREE**

12' 8" x 9' 6" (3.85m x 2.90m)

#### **BATHROOM**

6' 3" x 5' 7" (1.90m x 1.70m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 177.6 sq.m. = 1912 sq.ft. approx.

**OUTSIDE THE PROPERTY****DETACHED DOUBLE GARAGE****GYM / OFFICE**

19' 4" x 19' 4" (5.90m x 5.90m)

**STORE**

11' 10" x 9' 10" (3.60m x 3.00m)

**LARGE EXTREMELY PRIVATE GARDEN****SECURE GATED DRIVEWAY PARKING****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, fridge, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Loft space - with lighting but not accessible as a height restriction.

**MONEY LAUNDERING REGULATIONS**

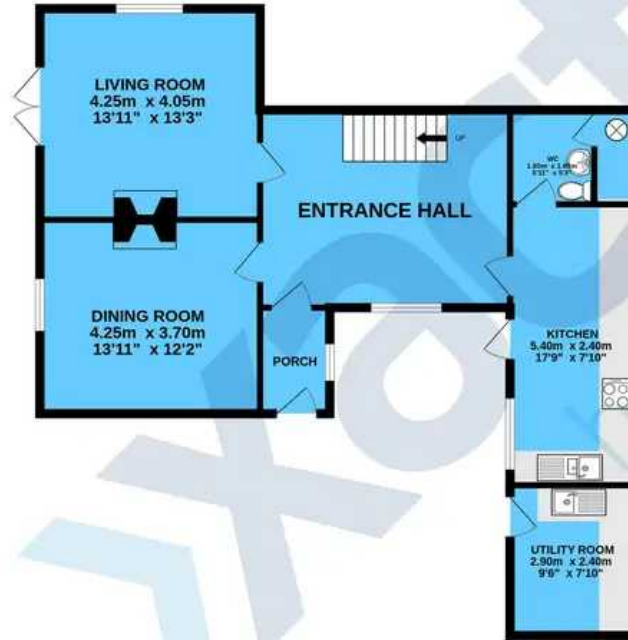
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



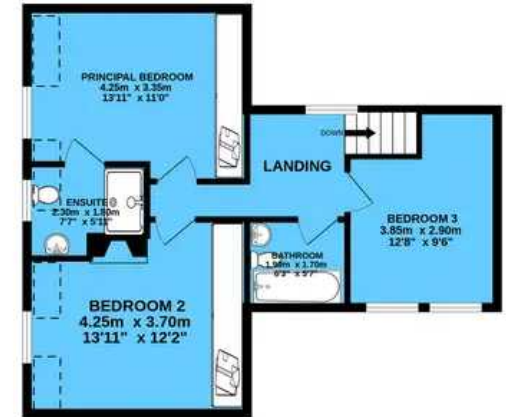
OUTBUILDING



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 177.6 sq.m. (1912 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**

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