




Rose cottage, Home Farm Lane, Grendon, CV9 3DS

- H** Stunning Traditional Cottage
- H** Superb Secluded position
- H** Porch, Lounge, Snug
- H** Dining/Family Room
- H** Kitchen and Utility Room
- H** Four bedrooms, Bathroom
- H** Shower Room, Double Garage
- H** Parking and Gardens, EPC TO FOLLOW

£395,000



To view this property contact Hunters at 6 Victoria Road, Tamworth, B79 7HL
Email: tamworth@huntersgroup.co.uk

 **01827 66277**



ACCOMMODATION:

Stunning large cottage set within a secluded position whilst within short distance to the Junction 10 of the M42. The property which needs to be viewed to be fully appreciated provides versatile living accommodation yet offers stunning gardens, ample parking and double garage.

THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE:

ON THE GROUND FLOOR:

HALL With a side entrance door and further doors to:

LOUNGE/GROUND FLOOR BEDROOM 12' x 15' (3.66m x 4.57m) This versatile ground floor room could be used as an optional ground floor bedrooms and presently enjoys a concealed pull down double bed. The room comprises window providing front views, walk in wardrobe and access to the kitchen.

SNUG 13' 8" x 12' (4.17m x 3.66m) Feature square bay window over looking the front garden with further French doors, feature open fireplace with additional storage cupboards, tiled floor, feature beamed ceiling, stairs to first floor accommodation. Off leads to:

FAMILY/DINING ROOM 19' 9" x 12' max(6.02m x 3.66m) This generous size room is sectioned with 2 feature areas with the dining area ideal for entertaining, the second is the family area with window that provides feature views of the rear garden. Access to

KITCHEN 10' x 14' 9" (3.05m x 4.5m) window provides feature views of the rear garden, door to garden, courtesy door to double garage. The kitchen enjoys tiled floor, base and wall mounted cupboards with tiled work tops, inset one and a half bowl sink unit, cooker and additional hob whilst access to:

UTILITY ROOM 6' 3" x 6' 2" (1.91m x 1.88m) window to rear, boiler, useful cupboard, tiled floor, tiled work tops provide spaces below for washing machine and tumble dryer, access to:

GROUND FLOOR W.C side window, tiled floor, w.c.

ON THE FIRST FLOOR

LANDING Generous size landing with stair from the snug, windows to rear and a range of doors open to:

BEDROOM 1 14' 9" x 12' (4.5m x 3.66m) walk in square bay with windows provide feature views looking over the front gardens, beams ceiling and access to airing cupboard (potential for an en-suite due to location set alongside the bathroom)

BEDROOM 2 17' 3" x 12' 5" (5.26m x 3.78m) This L-Shaped and generous size bedroom enjoys windows to both front and rear

BEDROOM 3 6' 10" x 12' 7" (2.08m x 3.84m) window to front and useful fitted wardrobes

BEDROOM 4/ HOME OFFICE 8' 5" x 9' 7" (2.57m x 2.92m) ideal home office but could be used as an additional bedroom if required, window to front and access to wardrobe.

Mortgages, conveyancing and surveys – all available at Hunters.



BATHROOM

SHOWER ROOM

OUTSIDE

PARKING The property enjoys generous parking for several cars and leads to the double garage

DOUBLE GARAGE 17' 10" x 16' 7" (5.44m x 5.05m) Doors open to the front parking area, store and useful courtesy door to the kitchen

FRONT GARDEN The property enjoys a stunning front garden which provides feature views. This comprises sweeping shaped lawns with mature trees, pond with waterfall, access to the side to the parking area



REAR GARDEN set to the rear of the property is a well cared for rear garden with raised decking area ideal for entertaining, side access, mainly gravelled area beyond and low level shrubs.

GENERAL INFORMATION

VIEWING Tamworth Office – Tel: 01827 66277

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01827 66277 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 01827 66277 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.



USEFUL WEBSITES YOU SHOULD CHECK

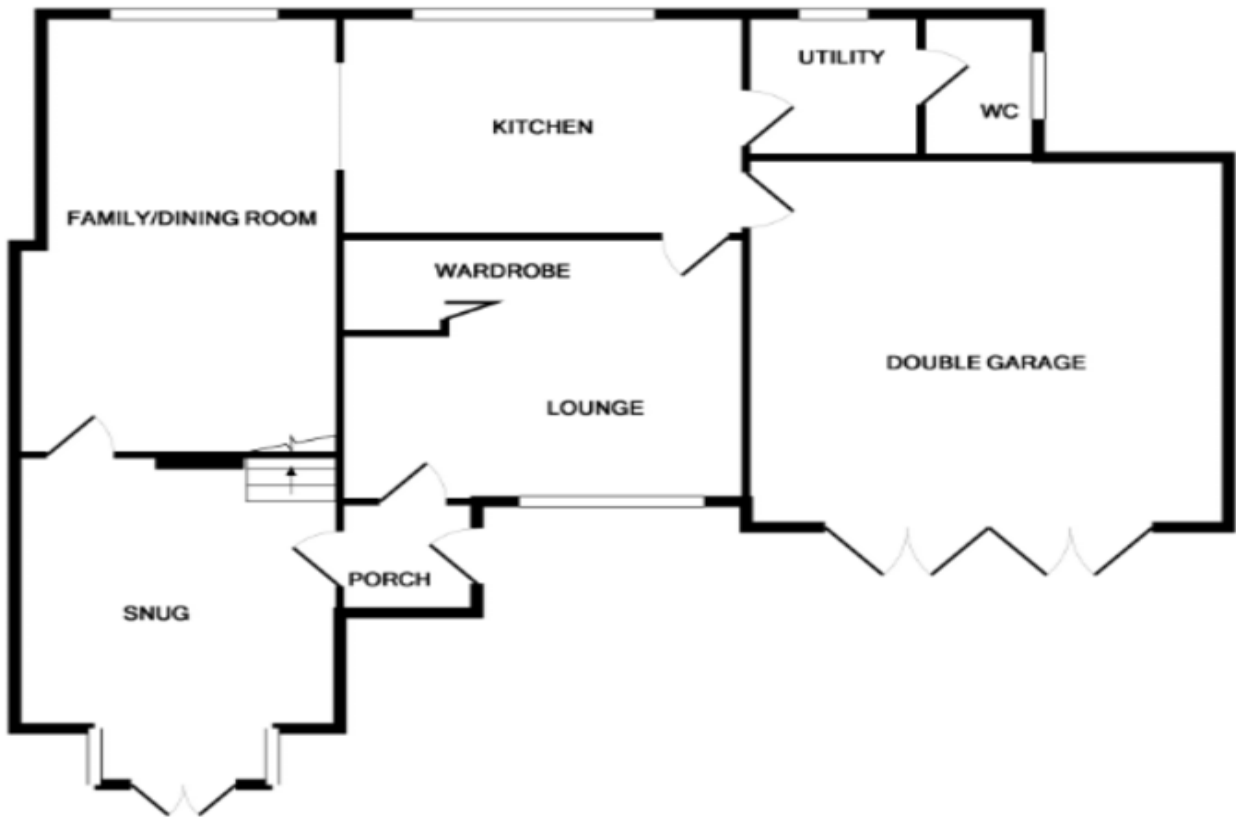
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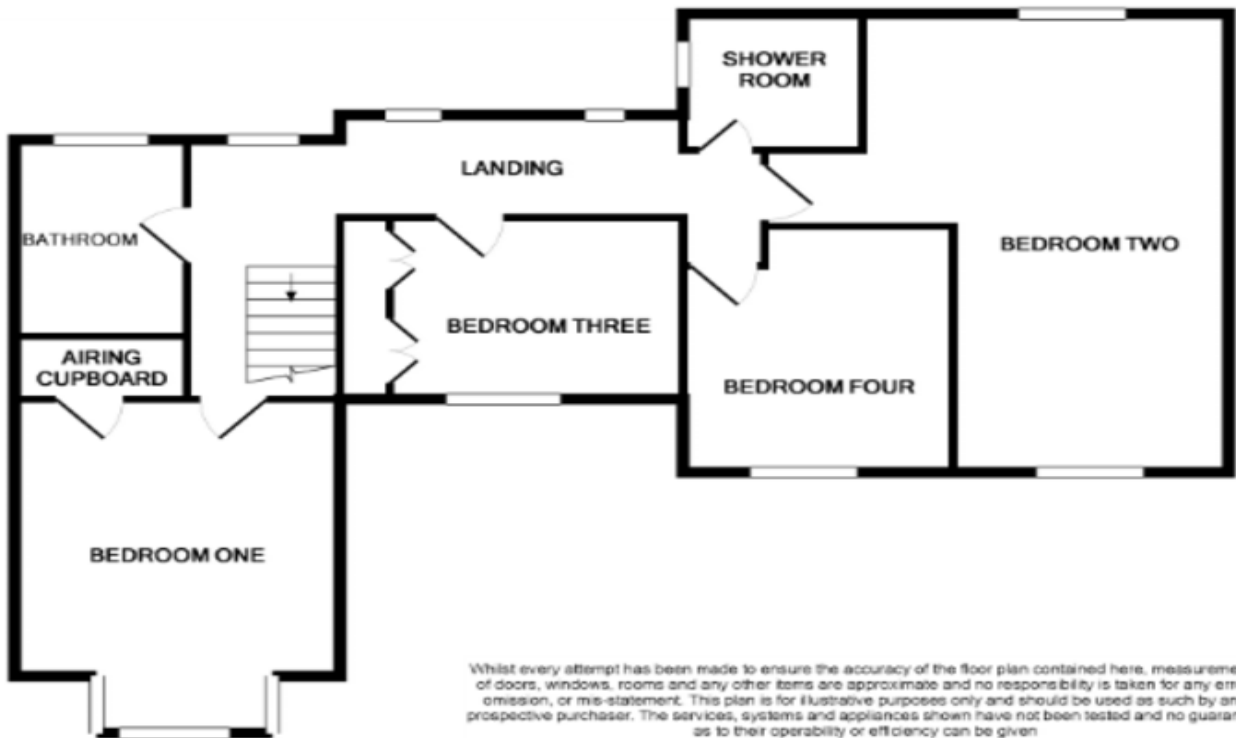
PLANNING APPLICATIONS www.tamworth.gov.uk/planning

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.