

# 4 Malt Shovel Court

Bishops Itchington CV47 2DR



£295,000

Malt Shovel Court is a unique well presented three-bedroom character end of terrace cottage, situated in the heart of the popular village of Bishops Itchington, near Southam.

The courtyard was built in 2002 and in 2004 was nominated for the District Council's 'Celebration of Excellence' Design award.

The house benefits from entrance hall, combined living and dining room with open fire, ground floor cloak room, country style kitchen, two double and single third bedroom, family bathroom with shower over bath, private secluded garden, off road parking for two cars.



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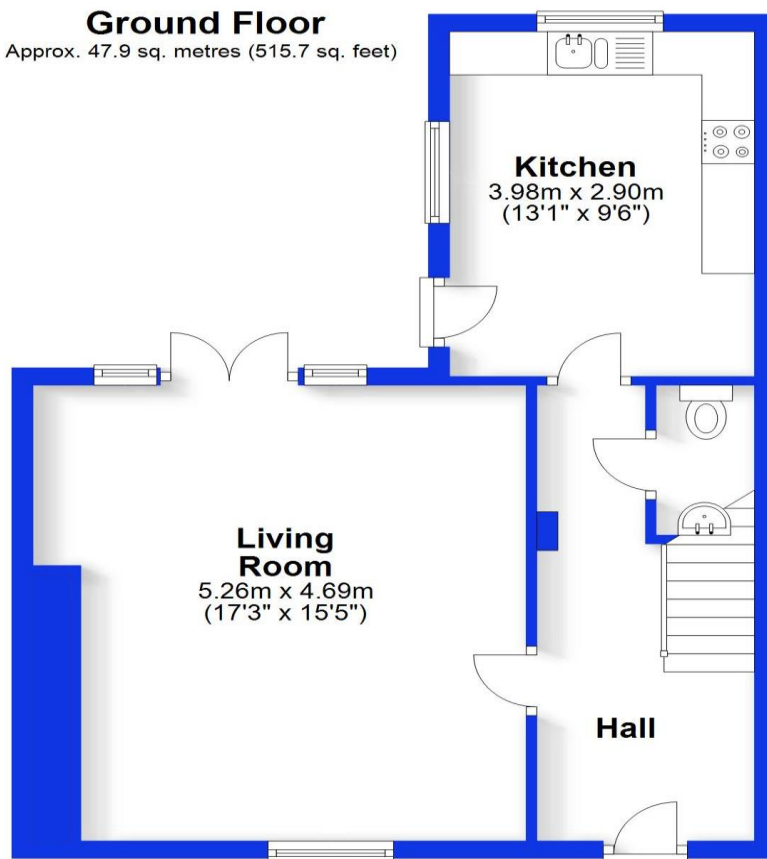
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# 4 Malt Shovel Court CV34 2DR

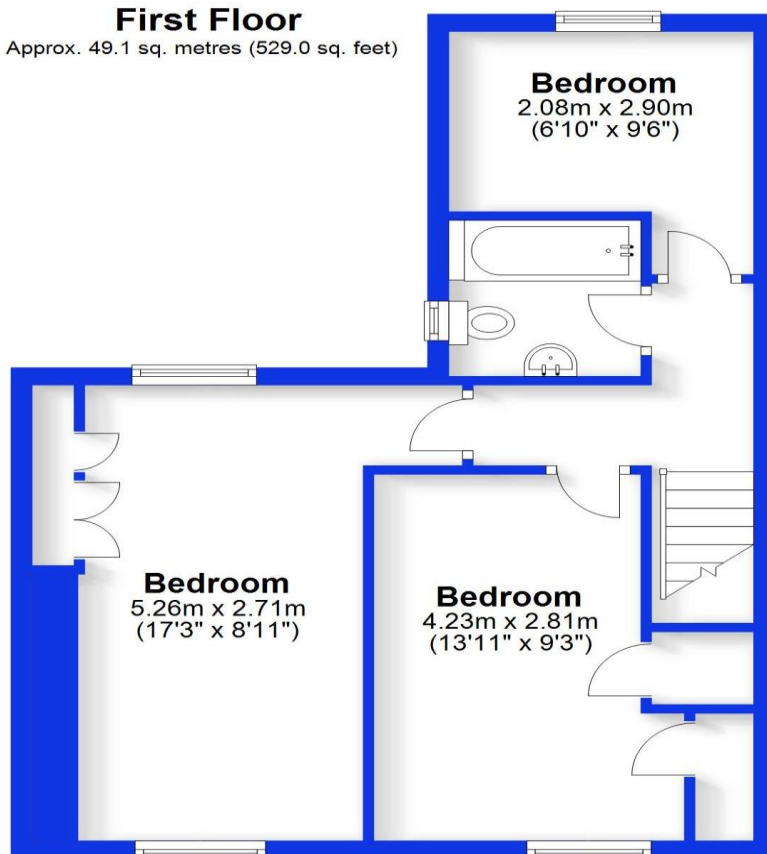
## Ground Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



## First Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)



The property is located off Fisher Road, Bishops Itchington situated in an enclosed private courtyard. The vendor has confirmed that the exterior of the property is scheduled to be decorated in August 2020.

### Entrance Hall

With wooden flooring, single radiator, cottage style doors, recessed downlights, with stairs leading to first floor.

### Living / Dining Room

With carpeted flooring, exposed stone open fireplace, television aerial point, central heating radiator, double glazed front window, glazed French doors leading into the garden, recessed downlights in the ceiling.

### Ground Floor WC

Wooden Flooring, cottage style doors, low level WC, and sink with tiled splashback, recessed downlight, single radiator.



### Kitchen

With wooden cottage style door, range of wall and base units with work surfaces over, incorporating bowl and a half stainless steel sink and drainer unit with mixer tap, tiling to the splashback areas, integrated electric oven with four ring gas hob, stainless steel cooker hood over and washing machine/dryer. With space for fridge freezer and integrated dishwasher, tiled flooring, double aspect double glazed windows to the side and rear, central heating radiator, wall mounted combination central heating boiler, door to rear garden.

### First Floor Landing

With carpeted staircase rising from the hall, doors off to the bedrooms and bathroom.

### Master Bedroom

With double glazed windows to the front and rear of the house, fitted wardrobes, two central heating radiators, recessed downlights in the ceiling.

### Bedroom Two

With double glazed window, fitted wardrobes and central heating radiator, recessed downlights in the ceiling. Loft access hatch.

### Bedroom Three

With double glazed window overlooking the rear garden, central heating radiator, pendant light fitting.





## Bathroom

With a white suite comprising of panelled bath with shower over, low level W.C, wash hand basin, part tiling to the walls, recessed downlights in the ceiling, extractor fan and central heating radiator.

## Outside

### Rear

The rear garden is wall and fence with paved patio area, lawn area, mature herbaceous borders, gate leading to rear access and bin storage area and garden shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	83
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		80
		60
England, Scotland & Wales		
EU Directive 2002/91/EC		