



**Main Road
Austrey
Atherstone
CV9 3EH**

A fantastic CHARACTER COTTAGE set within a large plot with LARGE WORKSHOP with gated entrance and additional ONE AND A HALF GARAGE.

*** WALK THROUGH VIDEO TOUR AVIALABLE ***

Please contact the office and we will send you the link to the video tour for this property.

Must be viewed to be fully appreciated.

Asking price £445,000

Exclusive Town & Country Homes

14 Main Road, Austrey, Atherstone, Warwickshire, CV9 3EH

We are delighted to offer for sale this character detached cottage. The original part we believe to date back to the 1760's, having been extended to the side to offer extra accommodation in the 1990's.

The property benefits from being on a large plot and having a one and a half garage and driveway to one end and a gated access to a large gravel parking area with workshop/double garage to the other side.

Must be viewed to be fully appreciated. The property itself is situated within the village of Austrey which benefits from having a primary school, church, local shop with post office, thatched public house 'The bird in hand'. Excellent commuting access to the M42 and A444 and all major Midlands, towns and cities.

The property comprises briefly of:

- * Entrance hallway *
- * Snug/dining room with multi fuel burner *
- * Kitchen *
- * Inner hallway *
- * Downstairs bathroom *
- * Large lounge/dining room *
- * Inner hallway *
- * Bedroom *
- * Master bedroom with en-suite shower room *
- * First floor bedroom with office space *
- * Double glazing *
- * Gas central heating *
- * Side driveway leading up to one and a half detached garage *
- * Delightful courtyard garden *
- * Double gated access to the side into large gravel driveway and large double detached garage/workshop with w.c. *
- * Must be viewed to be fully appreciated *

The accommodation comprises in further detail:

ASKING PRICE £445,000

TO THE GROUND FLOOR

COVERED WOODEN PORCH

ENTRANCE HALLWAY

Via wooden entrance door having double glazed leaded side window, radiator, ceiling coving, loft hatch, double fitted coat cupboard, high level storage cupboards and door leading into:

SNUG/DINING ROOM 15'8" x 11'5" (4.79 x 3.5)

A beautiful room being full of character with exposed ceiling beams, dado rail surrounding, ceiling coving, double glazed leaded window to the front, two radiators, brick fireplace with beam inset, tiled hearth, multi fuel log and coal burner inset. Multipaned door leading out onto the rear garden and multipaned door leading to:



FITTED KITCHEN 9'6" x 9'7" (2.91 x 2.93)

Having double glazed side window, tiled flooring, ceiling coving, work surfaces, ceramic one and a half sink, drainer and mixer tap over. Range of base cupboards and drawers, corner cupboard with pull out storage, space for dishwasher, space for washing machine, full height pull out larder. Integral fitted fridge freezer, double wall mounted oven with cupboard above and below. Range of wall cupboards with down lighters beneath, high level cupboards above sink with down lighters. Gas hob with extractor over and radiator.

INNER HALLWAY

Having double glazed leaded window, radiator, down lighters with vaulted ceiling, staircase off to the first floor and dado rail surrounding.

DOWNSTAIRS BATHROOM

Having double glazed opaque window, panelled bath with mixer tap shower over, wall mounted towel rail, pedestal wash basin, w.c, ceiling coving, airing cupboard housing boiler.

LOUNGE/DINING ROOM 21'7" x 15'0" (6.6 x 4.59)

A large room with a feature brick fireplace with gas effect log burner inset, alcove to the side and built in shelving. Dado rail and coving surrounding, two radiators, double glazed rear window and double glazed leaded bow window.

INNER HALLWAY

With side double glazed window and radiator.

BEDROOM NO 2 10'6" x 8'6" (3.22 x 2.6)

Having double glazed leaded window, ceiling coving and radiator.

BEDROOM NO 1 12'4" x 11'9" (3.77 x 3.6)

Having double glazed leaded window, ceiling coving, radiator, fitted double wardrobe and fitted dressing table.

EN-SUITE SHOWER ROOM OFF

Having double glazed side window, full ceramic tiling, extractor, ceiling coving, w.c, pedestal wash basin, corner shower with power shower and radiator.

TO THE FIRST FLOOR

Stairs lead up to open first floor which could be easily divided into two rooms. Currently there is a wooden banister with the open landing with ceiling down lighters and velux.

OFFICE (TO THE RIGHT OF THE LANDING) 10'9" x 7'10" (3.3 x 2.4)

Open to the landing having ceiling down lighters, velux, radiator, range of fitted storage cupboards fitted into the eaves.

BEDROOM NO 3 (TO THE LEFT OF THE LANDING) 7'3" x 12'5" (2.23 x 3.79)

Having double glazed velux roof light, radiator, ceiling down lighters, fitted single wardrobe and dressing table.

TO THE EXTERIOR

To the side of the property there is a tarmacadam driveway providing off road parking, covered wooden porch which leads to side entrance door. Tarmacadam driveway leads up to:



ONE AND A HALF DETACHED GARAGE 19'11" x 14'0" (6.09 x 4.27)

Having wooden double opening doors, side wooden door leading out to the rear garden, power and lighting and side gated access.

If exiting the snug/dining room you go into a beautiful courtyard style rear garden rear tiled porch and side gate that leads to garage. The courtyard has a paved pathway to the outside with central paved patio area. Gravel borders with raised planted beds and planted arches. Original well being a feature within the courtyard. Gated side access leading to a large gravel area currently used as parking as there are double gates off from the main road providing parking for numerous cars and could easily be utilised for further garden but offers excellent parking currently.

LARGE DETACHED WORKSHOP/DOUBLE GARAGE overall 21'3" x 18'0" (overall 6.5 x 5.5)

Having double glazed side entrance door, five double glazed surrounding windows, the two front surrounding windows have been made to easily be removed to put in garage doors to the front to be converted back to a double garage if required. Three double glazed velux roof lights into the vaulted ceiling. Power and lighting and stainless steel sink to the side. Fitted w.c. which is accessed from outside having w.c and sink unit.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

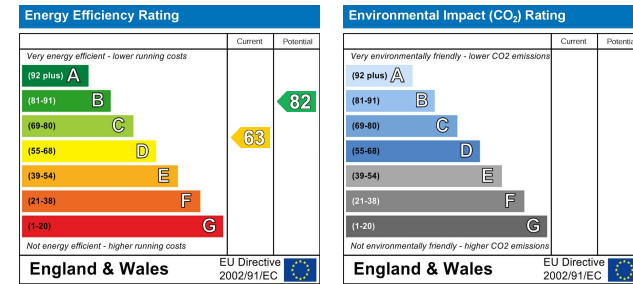
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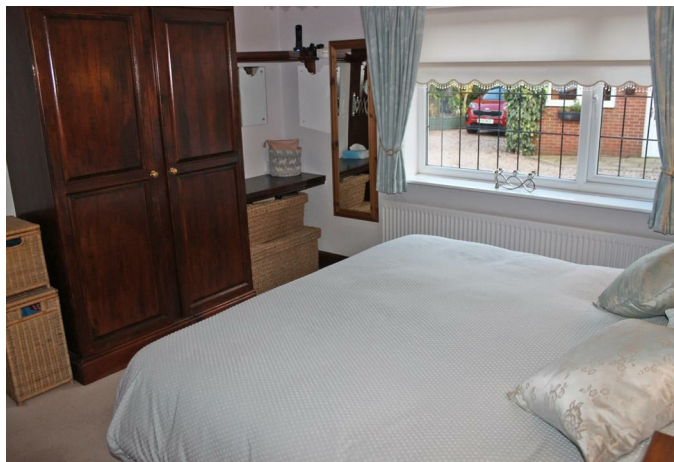
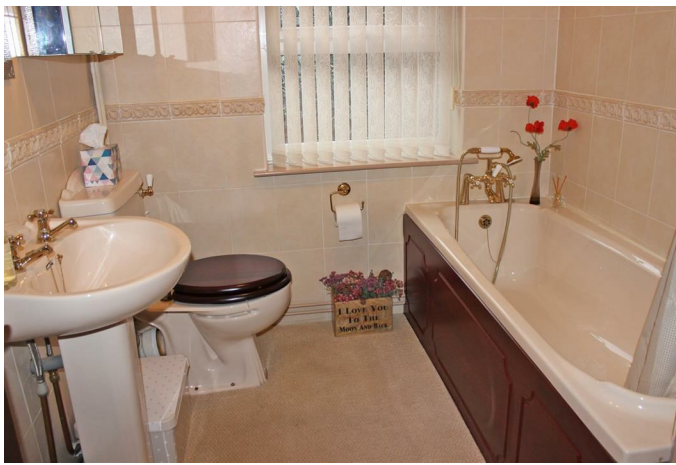
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

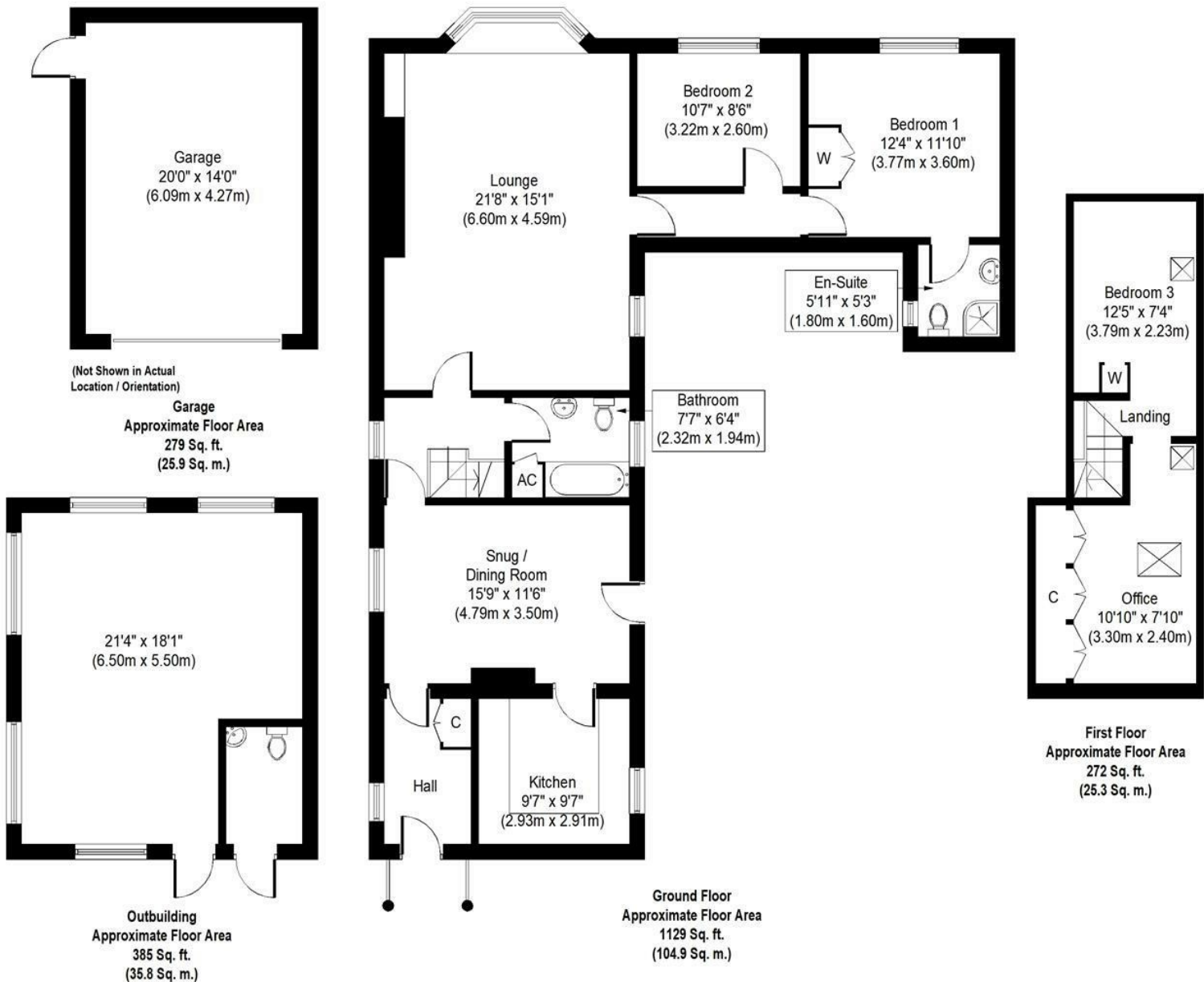












(Not Shown in Actual Location / Orientation)

Garage
Approximate Floor Area
279 Sq. ft.
(25.9 Sq. m.)

Outbuilding
Approximate Floor Area
385 Sq. ft.
(35.8 Sq. m.)

Ground Floor
Approximate Floor Area
1129 Sq. ft.
(104.9 Sq. m.)

First Floor
Approximate Floor Area
272 Sq. ft.
(25.3 Sq. m.)

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 or tenant. 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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A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

START WITH A FREE & NO OBLIGATION HOME VALUATION

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

NO UPFRONT COSTS and COMPETITIVE FEES which are **NO SALE NO FEE**

SALES BROCHURES produced in house

TOP QUALITY ADVERTISING (check your local Tamworth Herald)

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Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

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REGULAR CLIENT CONTACT with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

NOTES:

IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.