



**Tamworth Road  
Over Whitacre  
Coleshill  
B46 2PJ**

AMAZING PROPERTY...  
WITH THE ULTIMATE WOW  
FACTOR! 0.62 ACRES,  
FREEHOLD. NO CHAIN.

**Asking price £845,000**

*Exclusive Town & Country Homes*



## Little Attleborough Tamworth Road, Over Whitacre, Coleshill, Birmingham, B46 2PJ

- \* Real WOW Factor\*
- \*Executive detached family residence \*
- \* The location is just perfect surrounded by rolling countryside and places of Historic Interest \*
- \* Spectacular Views \*
- \* Terraces and Entertaining areas \*
- \* Large Sweeping garden \*
- \* External reception porch \*
- \* Large central hallway with impressive polished wooden staircase up to gallery landing \*
- \* W.c off with panelled walls \*
- \* Sitting room with full height full width panel folding doors to dining room both having aby windows overlooking gardens \*
- \* Study \*
- \* Breakfast room \*
- \* Kitchen \*
- \* Rear lobby with utility off \*
- \* First floor central gallery landing \*
- \* Four bedrooms, one having and en-suite shower facility \*
- \* Separate w.c. \*
- \* Bathroom \*
- \* Gas central heating \*
- \* Partial double glazing \*
- \* Double garage \*
- \* External store room \*
- \* Set within outstanding gardens with in and out gravel driveway and double gated access \*
- \* Large rear gardens with mature trees and views over countryside to the rear \*
- \* Viewing Essential \*
- \* Tenure : Freehold\*

The accommodation comprises in more detail:

**ASKING PRICE £845,000**

A magnificent country castle set in beautiful grounds of the much sought-after village of Over Whitacre in Rural Warwickshire.

This is an exceptional double drived and gated residence with breath-taking views of the countryside's rolling fields and grazing paddocks.

It is a village location but within easy reach of Coleshill, Tamworth, Sutton Coldfield, motorway connections and Birmingham airport is just 20 mins away.

There is an abundance of potential for extra buildings, extending and installation of a tennis court if desired.

No chain - immediate purchase is available.

### TO THE GROUND FLOOR



### **RECEPTION PORCH**

With feature archway with two leaded side windows, cobbled flooring and beamed ceiling.

### **IMPRESSIVE CENTRAL HALLWAY**

With large oak style glazed entrance door, two radiators, picture rail surround with ornate coving, stunning polished wooden staircase leading up to gallery landing. Under stairs storage cupboard, feature leaded bay window.

### **W.C. OFF**

With wooden panelled walls with w.c., bow fronted wash basin finished in white, vanity cupboard and raised leaded double glazed window.

### **SITTING ROOM 18'6 x 14'0 16'6 into walk in leaded double glazed (5.64m x 4.27m 5.03m into walk in leaded double gla)**

Having further leaded double glazed window to the side, the bay window has three radiators inset with further double radiator, wooden fireplace surround with mirror inset, display mantle and marble style inserts and hearth. Ornate ceiling cornice and rose and full height wooden folding paneled doors to dining room. Being a feature that would enable the two rooms open up to one larger entertainment area space.

### **DINING ROOM 17'3 max 14'6 x 13'3 (5.26m max 4.42m x 4.04m)**

With walk in leaded double glazed window with double doors and side windows with aspects towards garden. Ornate cornice and ceiling rose. Feature wooden fireplace with marble effect inserts and hearth with open mantle, display shelving and mirror. feature oak flooring and door to the side.

### **STUDY 7'5 x 8'10 (2.26m x 2.69m)**

With leaded double glazed window, radiator, picture rail and cornice surround to ceiling. Ideal for anyone wishing to work from home.

### **BREAKFAST ROOM 15'8 x 9'0 (4.78m x 2.74m)**

With leaded double glazed window, radiator, feature tiled flooring and archway through to:

### **KITCHEN 11'0 x 7'6 (3.35m x 2.29m)**

With white Belfast sink set within wooden farmhouse style units with a range of base units, fitted integral fridge within matching unit, range of wall units, storage unit, space for range style cooker (which maybe available under a separate negotiation) with tiled inserts and extractor hood above. Granite work surfaces, radiator and leaded double glazed window.

### **LOBBY 9'0 x 6'0 plus feature archway to storage space (2.74m x 1.83m plus feature archway to storage spac)**

With tiled flooring, stable door to the exterior and archway to:

### **UTILITY ROOM 5'10 x 6'3 (1.78m x 1.91m)**

With leaded double glazed window, double drainer, stainless steel base units, plumbing for automatic washing machine and tiled flooring.





## TO THE FIRST FLOOR

### HALF LANDING

#### W.C OFF

Having w.c, corner wash basin, radiator, leaded window, wall light and cornice surround.

Staircase continues to:

#### CENTRAL GALLERY LANDING

With polished wooden spindle banisters and handrails. Radiator, glazed roof light, picture rail surround and ornate cornice.

#### BEDROOM 18'5 x 14'0 (5.61m x 4.27m)

With leaded double glazed rear and side windows, double radiator and ornate cornice surround to ceiling.

#### BEDROOM 14'5 x 14'0 (4.39m x 4.27m)

With leaded double glazed window, radiator, wooden fireplace surround with tiled inserts and hearth. Wooden airing cupboard.

#### BEDROOM 15'10 x 9'0 (4.83m x 2.74m )

With two leaded windows, two radiators and cornice surround. En-suite off.

#### EN-SUITE

With shower and white heritage wash basin, w.c, ceramic tiling, cornice surround, radiator and leaded window.

#### BEDROOM 10'6 x 9'5 (3.20m x 2.87m)

With leaded window, double radiator, range of wardrobes, drawers and dressing table and radiator.

#### BATHROOM

With white wash basin, bath, half tiled walls, radiator, side window, cornice surround and loft access.

## TO THE EXTERIOR

To the exterior there is double wooden gates with in and out gravel driveway leading to a matching pair of double wooden gates. Large well stocked borders with shrubs and trees to the front. Lawn, hedgerow, gravel parking area in front of the double garage. The gardens are extremely large and there is enough land for a tennis court (subject to planning permission).

Gravel courtyard to the side with double opening wooden gates having wall surround and being fully enclosed and archway leading to the rear garden.

#### DOUBLE GARAGE 17'6 x15'6 (5.33m x4.72m)

With up and over wooden panelled door, rear window and door, light and power points.





**EXTERNAL STORE 5'10 7'0 max x 17'3 (1.78m 2.13m max x 5.26m)**

With raised brick finish to some walls and having side window

To the rear of the property there is gravel patio with some paving, raised slightly above large expanse of large garden set with mature shrubs, trees and having pathway. There is wooded area to the garden with mature silver birch and pine trees and superb aspects over pony paddocks and countryside to the rear.

These are impressive gardens which need to be viewed to be fully appreciated.

**GENERAL INFORMATION**

**SERVICES**

We understand all main services are connected. Drainage via private drainage.

**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 "G". However, this should be verified by any intending purchaser.

**DISCLAIMER**

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.





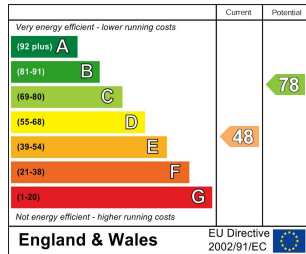




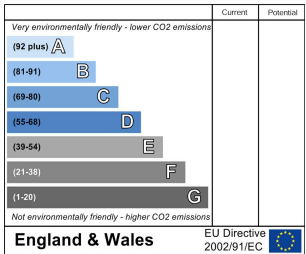




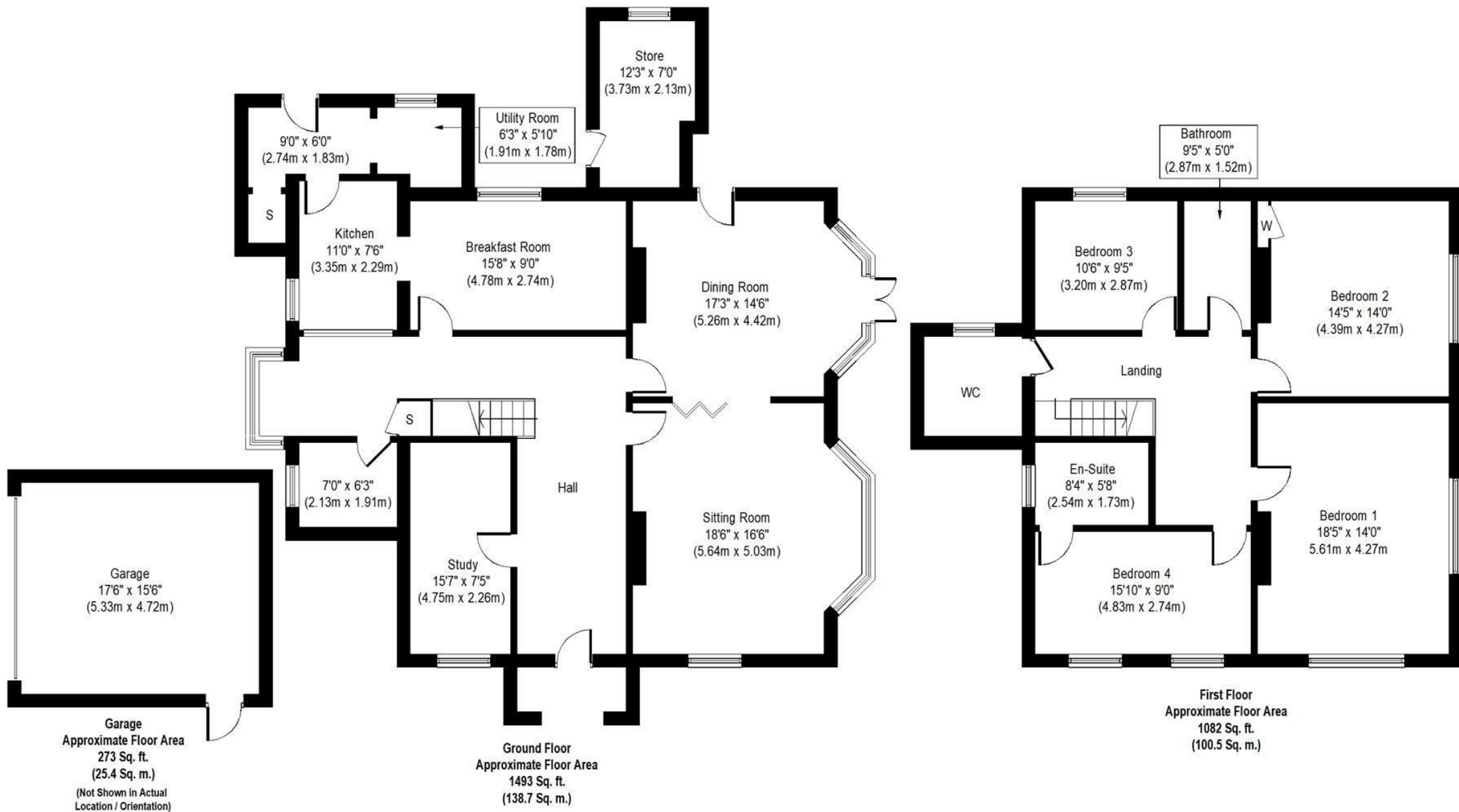
**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**







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.

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)

**INTERNET SERVICES!** including **RIGHTMOVE, ON THE MARKET** and our own website.

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

Eye catching **FOR SALE BOARD**

**ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE**

**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:

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### 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.