

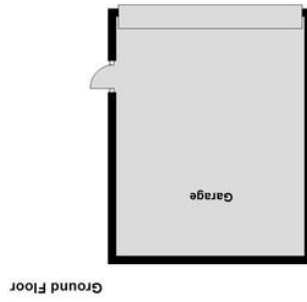
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Please feel free to relay this to your Solicitor or License Conveyer.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - low running costs	
Current	79
Potential	82

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Tamworth | 01827 68444 (option 1)



- Substantial double fronted four bedroom detached house
- Two en suite shower rooms and family bathroom
- Detached double garage
- Detached cottage in the garden
- Extensive gardens

Knowle Hill, Hurley, Atherstone, CV9 2JB

£600,000



Property Description

* DETACHED HOUSE WITH POTENTIAL BUILDING PLOT*

Broadhurst provides a unique opportunity for buyers. The house stands on a large plot and incorporates a potential building plot (subject to necessary permissions) utilising the current site of the cottage and outbuildings in the garden.

The house was constructed by a builder for his own use in the mid 1950's and incorporates many quality features and the current owner is only the second family to occupy the property. There is a unique feature set within the extensive gardens which is a detached cottage with historical features which would be suitable for home office, studio or similar or as part of a footprint for a new home.

The village of Hurley has a local pub, post office, two shops, infants and junior schools and doctors surgery and the property is very well located for commuters via the excellent surrounding road networks.

The property itself has a combination of triple glazing and double glazing and gas central heating and provides spacious well tended accommodation throughout.

Opportunities to acquire such a home in a fantastic village as few and far between and viewing strongly recommended of the accommodation which in more detail comprises:-

ENTRANCE PORCH With double glazed windows and front door with door with stained glass leaded panel leading through to reception hall.

RECEPTION HALL With radiator, staircase leading off, oak doors leading to rooms off.

FITTED CLOAKROOM With low level wc, wash basin.

LOUNGE 15'5" into bay x 10'6" (4.70m x 3.21m) With triple glazed bay window to front, gas fire with marble surround, radiator, oak stripped flooring and double doors leading to dining room.

DINING ROOM 10'5" x 12'9" (3.18m x 3.90m) With two radiators, triple glazed windows and double doors leading to conservatory, oak flooring.

CONSERVATORY 11'5" x 13'9" (3.50m x 4.21m) With two radiators, double glazed windows and sliding patio doors, oak stripped flooring.

FORMAL DINING ROOM 15'5" into bay x 10'10" (4.70m into bay x 3.32m) With radiator, gas fire with brick surround, triple glazed leaded bay, oak flooring.

FITTED KITCHEN 10'11" x 14'6" (3.35m x 4.44m) With tiled flooring, triple glazed window, radiator, stainless steel sink unit, base cupboards and base drawers and cupboards, wall mounted gas fired central heating boiler, work surfaces with splash backs, plumbing for washing machine, space for range cooker, double glazed sliding doors leading through to the dining room, half glazed leading to utility room.

UTILITY ROOM 8'8" x 7'3" (2.66m x 2.22m) With double glazed windows and doors, tiled flooring, base cupboards.

FIRST FLOOR - GALLERIED LANDING With triple glazed window to front.

BEDROOM ONE 12'11" x 10'6" (3.95m x 3.21m) With radiator, triple glazed window to front.

EN SUITE SHOWER ROOM With triple glazed window, tiled walls, wash basin, low level wc, shower with thermostatic shower over

BEDROOM TWO 13'0" x 10'9" (3.98m x 3.29m) With triple glazed window to front, radiator.

BEDROOM THREE 10'6" x 7'10" (3.21m x 2.39m) With radiator, triple glazed window to rear, window looking into landing.

EN SUITE SHOWER ROOM With tiled walls, triple glazed window, radiator, wash basin, low level wc, shower compartment with thermostatic shower over and second wall mounted gas fired central heating boiler.

BEDROOM FOUR 11'0" x 9'1" (3.37m x 2.78m) With radiator, double glazed window to rear.

BATH ROOM Radiator, triple glazed window, coloured suite comprising panelled bath, low level wc, wash basin, separate shower compartment with electric shower over.

OUTSIDE

DETACHED DOUBLE GARAGE 19'11" x 15'8" (6.08m x 4.79m) With electric roll up shutter door, door to side, electric light and power points.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

The garage is accessed via a long block paved driveway with excellent parking facilities and access to a car port.

CAR PORT With electric roller shutter door.

To the front is a fore-garden with boundary walls, lawn, established tree, further driveway parking and there is gated access to the right hand boundary.

To the rear there are extensive gardens being I-shaped with patio areas, cold water tap, established lawns, abundance of trees and shrubs, variety of stores and sheds.

POTENTIAL BUILDING PLOT To create the building plot, access will need to be along the left hand side of the site which currently comprises the car port and detached garage. The rear garden will then need to be divided to create gardens for both the main house and new plot

DETACHED COTTAGE Comprising:-

GROUND FLOOR ROOM 10'4" x 13'1" (3.15m x 4.00m) With double glazed window, glazed door leading to side freezer room (unmeasured) and having staircase leading up to first floor.

FIRST FLOOR ROOM 10'10" x 12'11" (3.32m x 3.95m) With double glazed window and Velux window, exposed beams.

The main house has solar panels which are owned by the property which covers the electricity charges. There are two boilers in the house. The boiler to the en suite serves bedroom one, both en suites, dining room and conservatory. The ground floor kitchen boiler serves the rest of the house and was replaced in 2019.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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