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Gorsey Green Lane

Fillongley CV7 8PH

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****AUCTION****

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £205,000.

A fantastic opportunity to acquire a charming semi-detached cottage, positioned within a delightful semi-rural setting on Gorsey Green Lane, Fillongley and offered for sale by auction. The property provides an exciting prospect for buyers looking for a character home with plenty of scope to personalise and enhance.

Set within the Warwickshire countryside, 2 Green End Cottages enjoys a peaceful position with the benefits of rural living while remaining accessible to Fillongley and the surrounding towns and road networks. Gorsey Green Lane itself is a particularly small residential setting, adding to the property's tucked-away feel.

The accommodation begins with an entrance leading into the kitchen, with the ground floor providing an excellent amount of living space. The main living room is a good-sized reception area, while a separate dining room provides further flexibility for

The surrounding location is officially classified as a rural hamlet/isolated-dwellings setting and sits within the Fillongley parish of North Warwickshire, making this an excellent choice for purchasers wanting a quieter lifestyle away from more densely populated residential areas.

Offered for sale by auction, this is an exciting opportunity for investors, developers or owner-occupiers alike to acquire a characterful semi-detached cottage in a wonderful semi-rural location. With versatile accommodation, two bedrooms, multiple reception areas and an impressive detached garage, early viewing is strongly recommended to appreciate the setting and potential on offer.

Green End Cottages enjoys a delightful semi-rural position on Gorsey Green Lane, on the outskirts of the highly regarded Warwickshire village of Fillongley. Surrounded by attractive countryside and enjoying a more peaceful, rural feel, the setting is ideal for buyers looking to escape the hustle and bustle while remaining within convenient reach of Coventry, Nuneaton, Coleshill and Birmingham.

Fillongley is a charming North Warwickshire village centred around the B4098 and B4102, providing useful road connections towards Coventry, Tamworth, Nuneaton and Solihull. The surrounding area is characterised by open countryside, farmland and scattered hamlets, giving this particular location a genuine country feel.

For families, Bournebrook CofE Primary School is situated within Fillongley, while secondary schooling is available within the surrounding area, including The Coleshill

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Dimensions

GROUND FLOOR

Entrance
0.89m x 1.24m

Kitchen
3.00m x 3.51m

Dining Room
3.07m x 1.80m

Living Room
3.84m x 3.30m

Hallway
3.35m x 0.79m

Lounge
1.96m x 2.69m

W/C
1.70m x 0.79m

FIRST FLOOR

Bedroom
3.84m x 3.40m

Bedroom
2.90m x 3.23m

OUTSIDE

Garage
5.56m x 5.77m

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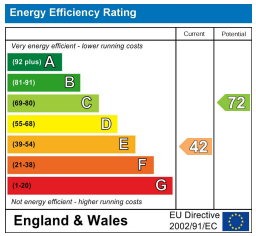
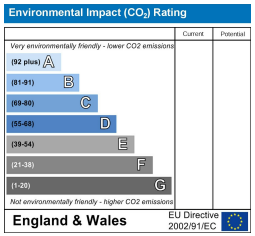
Floor Plan

Location Map

EPC





Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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