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Sunny Corner, Pinley Green, Nr Claverdon, Warwick

Price Guide £500,000



Sunny Corner is a charming detached cottage located in a small hamlet, conveniently situated between the larger villages of Claverdon and Shrewley. The property features a porch and utility area, two reception rooms, and an attractive fitted kitchen complete with a unique well. There are two double bedrooms, a study (which can also serve as a bedroom), and a bathroom. Additional highlights include a cellar, oil-fired heating, and double glazing where indicated. The private walled garden provides a serene outdoor space, and there is an extra parcel of land nearby for additional garden use, along with gated parking and a timber garage. Energy rating F.

#### Location

Sunny Corner is situated midway between the desirable villages of Claverdon and Shrewley, which are approximately 1.5 and 0.7 miles away, respectively.

Shrewley is a small Warwickshire village with a local general store, village Hall and inn. The larger village of Claverdon has an active community and benefits from a Medical Centre with dispensary, Community shop, village football, Claverdon Rugby club and cricket teams, tennis club, two public houses, thriving Parish Church and community centre, two children's nurseries and of course

the very popular Primary school is within walking distance.

The market town of Henley-in-Arden is 3 miles to the west and, for commuters who need to travel to Birmingham and Coventry, these lie between 10 and 19 miles to the north and east, with access to the M40 near Warwick, which provides a fast link to the M42 and the Midlands conurbation.

For those commuters who prefer a rail link to Oxford, Birmingham and London, Warwick Parkway Station is





situated close by and Birmingham International Airport is within easy driving distance of the property.

#### Approach

Through a part leaded light glazed entrance door into:

#### Entrance Porch

Tiled floor, fully tiled walls, ceiling light point. Pine door to Utility Cupboard and panelled door to: Entrance Hall.

#### Utility Room

Tiled floor, space and plumbing for washing machine.

#### Entrance Hall

Quarry tiled floor with decorative tiled inlay, staircase rising to First Floor Landing. Opening to Kitchen and pine panelled door to Sitting Room.

#### Sitting Room

14'10" x 10'9" (4.54m x 3.28m)  
Projecting chimney breast with a recessed wood burner and radiator. wood effect floor, stripped pine door reveals an under-stairs storage area. Double-glazed French doors provide access to the courtyard garden with sealed unit double-glazed windows to either side, and a further pine door leads through to the:

#### Reception/Dining Room

14'8" x 11'9" (4.49m x 3.59m)  
Projecting chimney breast with recessed brick inlay and decorative tiled hearth, wood-effect floor. Cupboard housing the meters, two radiators, a double-glazed window to the front aspect, and a part-glazed casement door allows access to the front. There is a cellar beneath the room accessed via a trap door.

#### Fitted Kitchen

14'2" x 7'11" (4.32m x 2.43m)  
Attractive range of matching base and eye-level units, Quartz worktops and upstands, inset Belfast-style sink





with chrome mixer tap. Smeg electric range-style cooker with a five-ring induction hob and Bosch extractor unit over. Complementary tiled splashbacks, period-style radiator, part-exposed painted brickwork, double-glazed window, and a quarry-tiled floor with a rare and captivating original well sit beneath a glazed floor feature, subtly lit to showcase the exposed brickwork below. This exceptional detail offers a wonderful nod to the property's heritage and creates an immediate talking point for visitors.

#### First Floor Landing

Opening to the Main Landing and Inner Landing.

#### Main Landing

Exposed floorboards, radiator, double glazed window. Pine doors to:

#### Bedroom One

14'11" x 11'11" (4.57m x 3.65m)

Exposed floorboards, brick chimney breast with cast iron fire surround and a quarry tiled hearth and double-glazed windows.

#### Bedroom Two

9'8" x 9'8" (2.97m x 2.97m)

Exposed floorboards, projecting chimney breast, radiator, storage cupboard with pine door and a double-glazed window overlooking the Courtyard.

#### Study/Bedroom Three

9'1" x 4'11" (2.79m x 1.52m)

Radiator, double glazed window.

#### Inner Landing

Radiator with decorative cover, pine panelled door to:

#### Bathroom

White suite comprising bath with chrome mixer tap, shower system with rainfall shower head and separate attachment plus shower screen. Pedestal wash hand basin, chrome heated towel rail, downlighters, tiled floor, double-glazed window. Opening to:





#### WC

Low-flush WC, radiator, tiled floor, and a double-glazed window.

#### Courtyard Garden

There is an attractive courtyard-style garden, laid out with many pavings, a section of lawn, and enclosed on all sides by walling. There is a useful covered storage area which also accommodates the Worcester oil-fired boiler and the oil tank.

#### Additional land/Garden/Driveway

Which is situated a few yards away and provides ample

gated off-road parking with a timber garage measuring (4.9m x 3.2m), providing good storage. There is also a good-sized lawned area, with seating and an enclosed kitchen garden.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

Mains electricity and water are connected to the property. Drainage is to a private system. Heating is by way of an

oil-fired heating system. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "E" - Warwick District Council

#### Postcode

CV35 8LZ







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## Ground Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



## First Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Total area: approx. 108.0 sq. metres (1163.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			61
(39-54) <b>E</b>			
(21-38) <b>F</b>		30	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN