

The logo for ehB Residential, featuring the lowercase letters 'eh' in a bold, sans-serif font, followed by a large, bold uppercase 'B'. Below this, the word 'RESIDENTIAL' is written in a smaller, all-caps, sans-serif font.

ehB
RESIDENTIAL

Your Property - Our Business

A photograph of a two-story semi-detached house with a white textured exterior and a brown tiled roof. The house has a prominent chimney on the left side and a dormer window. A red door is visible on the ground floor. To the right, there is a single-story extension with a similar roof. The property is surrounded by a garden with bare bushes and a paved driveway. The sky is blue with scattered white clouds.

6 Field View, Mill Lane, Little Shrewley, Warwick

Price Guide
£420,000



Situated in the desirable Hamlet of Little Shrewley and overlooking open countryside, stands the mature semi-detached character home. The accommodation, which requires modernisation and improvement, briefly affords: an entrance porch and inner lobby, living room with a woodburner, breakfast kitchen, a conservatory, two double first-floor bedrooms and a bathroom. To the outside, there is an established front garden and driveway. There is a good-sized, mature rear garden, which gives access to a separate single-storey extension that provides versatile accommodation, with a lobby area leading to reception rooms and a central shower room. NO UPWARD CHAIN. Energy rating E.

Location

Little Shrewley lies close to Hatton and the larger village of Shrewley within a rural location to the north-west of Warwick. Despite its rural setting, the village is ideally placed for communication links to Hatton and Warwick Parkway stations, which provide regular rail links to London and Birmingham. Additionally, the A46 links to the M40 motorway. In addition, the nearby towns of Stratford-upon-Avon, Leamington Spa, Kenilworth and the city of Coventry are all within easy reach.

Approach

Through an the entrance door into:

Entrance Porch

Leaded light double-glazed windows and a multi-paned door to:

Entrance Lobby

Stairs rising to First Floor Landing, radiator. Door to:

Living Room

15'11" x 11'10" into chimney recess (4.86m x 3.63m into chimney recess) Fireplace with recessed wood burner, radiator, leaded light double-glazed bow window to front aspect, and under-stairs storage. Door to:

Breakfast Kitchen

5.54m x 2.43m

Base and eye-level units, worktops, tiled splashbacks, and an inset single-drainer sink unit with mixer tap and rinse bowl. Electric oven and AEG induction hob, space and plumbing for washing machine and dishwasher, radiator. Tiled floor, two leaded light double-glazed windows to the rear aspect, and a multi-paned door leads to:

Conservatory

3.36m x 2.02m

Terracotta tiled floor, UPVC double-glazed windows, polycarbonate roof with views of the garden, uplighters and a double-glazed casement door allows access to the rear garden and the extension.

First Floor Landing

Doors to:

Bedroom One

15'11" x 8'11" (4.87m x 2.74m)

Radiator, built-in double door wardrobes, part angled ceiling incorporating a leaded light double glazed Dormer window to front aspect with skylights to either side.

Bedroom Two

11'3" x 10'2" (3.44m x 3.10m)

Built-in double door wardrobes with a cupboard above, radiator and a leaded light double-glazed window to the rear aspect.





Bathroom

White suite comprising WC, bidet, worktop with sink and louvred storage cupboard below. Adjacent matching tall storage unit and eye-level medicine cabinet, radiator. Bath with Triton shower over, a double-glazed skylight over, a leaded-light double-glazed window to the side aspect and a built-in cupboard housing the hot water cylinder.

Side Extension

Accessed via a part sealed unit double-glazed entrance door into:

Entrance Lobby

Radiator, wood-effect floor, double-glazed roof light opening to the sitting room and doors to the bedroom and shower room.

Reception Room

12'11" x 7'1" (3.94m x 2.18m)

Matching wood effect floor, radiator and two sets of sealed unit multi-paned double opening doors.

Bedroom

12'4" x 7'5" (3.76m x 2.27m)

Matching wood-effect floor, radiator and a double-glazed window to the front aspect.

Shower Room

White suite comprising WC, wash hand basin, tiled shower enclosure with Triton shower, extractor fan, vertical radiator and a double-glazed skylight.

Outside

There is an established front garden with a drive providing off-road parking with access to a useful store. There is also a gated side pedestrian access to the rear garden.

Rear Garden

There is a good-sized mature rear garden,

Tenure

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

Services

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

Council Tax

Warwick District Council. Council Tax Band D

Postcode

CV35 7HN



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- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

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CV34 4EL

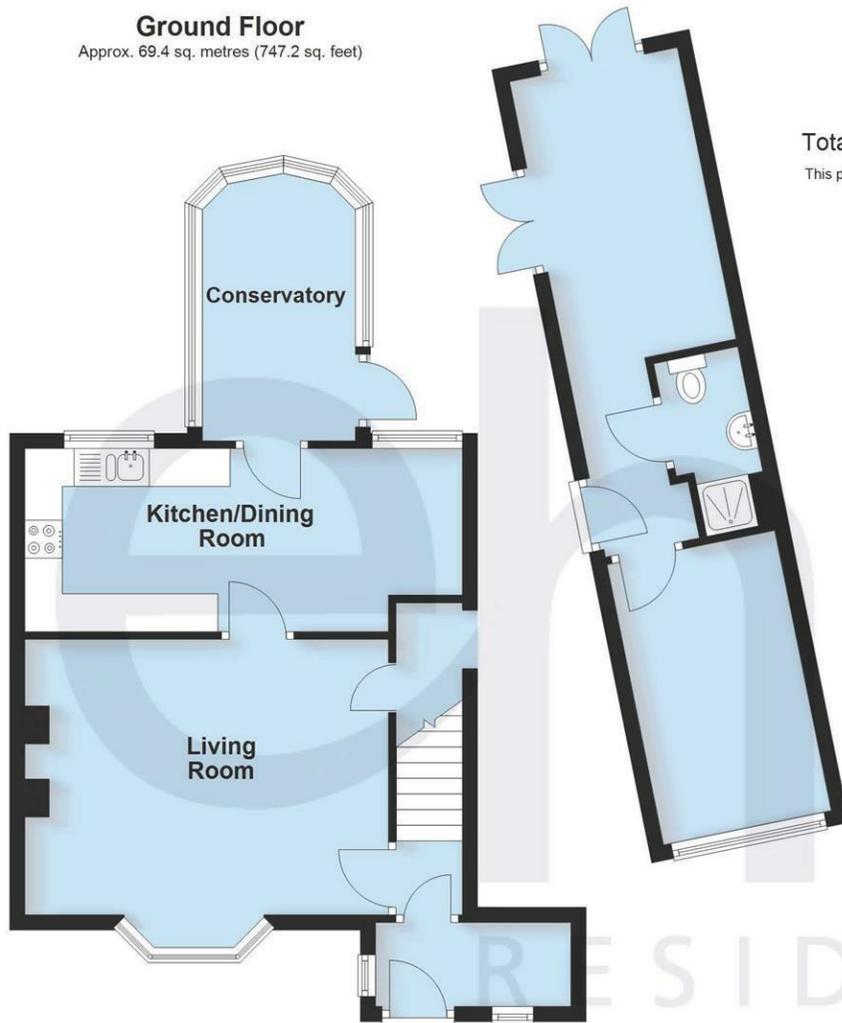
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Ground Floor

Approx. 69.4 sq. metres (747.2 sq. feet)



Total area: approx. 105.8 sq. metres (1139.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)

