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# 17, Shrewley Common, Shrewley, Warwick

**Guide Price £585,000**

Situated within the sought-after semi-rural setting of Shrewley Common, this mature detached family home enjoys a generous plot position, surrounded by beautifully established gardens and greenery.

The attractive brick-built home is approached via a generous gravel driveway, which provides ample parking, with mature hedging and landscaped front gardens creating an excellent degree of privacy.

Internally, the accommodation comprises a spacious through-living room, separate dining room, fitted kitchen, utility room, ground-floor WC, and a rear garden room overlooking the garden. On the first floor are three well-proportioned bedrooms and a good-sized bathroom. The property further benefits from a garage and ample driveway parking. No upward Chain. EPC F.

## Location

Shrewley is a small Warwickshire village with a local general store, village hall, and inn and situated approximately two miles from the larger village of Claverdon with a junior and infant school, parish church, transport services, doctors surgery, village hall, and two inns. Shrewley is also well-placed for access to Warwick, Leamington, Coventry, Stratford-upon-Avon, Henley-in-Arden, and Solihull, while the NEC, Birmingham International Airport, and Railway Station are all within a half-hours drive.

## Entrance Porch

Tiled floor, wall light, leaded light, double-glazed windows. Opening to:

## Inner Hall

Staircase rising to First Floor Landing, opening to Dining Room. Door to Living Room.

## Through Living Room

11'5" x 13'0" + 11'5" x 11'3" (3.48m x 3.97m + 3.48m x 3.43m)
Feature chimney breast with recessed cast iron stove, exposed brick surround, wooden mantel, and tiled hearth. Double-glazed bay window to the front elevation with a fitted window seat, a wall light, and a leaded-light double-glazed side window. Opening through to the rear of the Living Room

with a radiator, wall light, double-glazed French doors opening onto the rear garden and door to the Kitchen.

### Separate Dining Room
15'3" x 11'6" (4.66m x 3.51m)
Projecting chimnet breast with open hearth, brick surround, wooden mantel and a raised hearth. Leaded light double-glazed square bay window to the front aspect, with radiator beneath and door to the kitchen.

### Fitted Kitchen
15'8" x 11'3" (4.79m x 3.43m)
Enjoying an open plan feel with a range of matching base units with complementary worktops, an inset single drainer sink unit, a mixer tap and a rinse bowl. Hotpoint dual fuel cooker with four-ring gas hob and extractor unit over. Coving to ceiling, radiator, additional wall-mounted pine storage cupboard with a central display area, space for an upright fridge/freezer, understairs pantry and a double-glazed window to the rear aspect.

### Utility Room
8'1" x 6'10" (2.48m x 2.09m )
Single drainer sink unit with base unit beneath, space for a domestic appliance, eye-level storage cupboards, worktop, and a double-glazed window to the side aspect. Door to:

### Boiler Room
Floor-mounted Worcester oil-fired boiler, tiled floor, double-glazed window and door to:

### WC
Low-flush WC, tiled floor and a pedestal wash-hand basin.

### Garden Room
8'11" x 7'11" (2.73m x 2.42m)
Tiled floor, UPVC double-glazed windows, double-glazed casement door providing access to the garden, and a built-in storage cupboard.

### First Floor Landing
Doors to:

### Bedroom One
11'7" x 11'4" (3.54m x 3.47m)
Built-in double and single door wardrobes, a wash hand basin with tiled splashbacks, radiator, and double-glazed windows to the rear and side aspects.

### Bedroom Two
13'0" x 11'6" (3.97m x 3.52m)
Built-in full-height pine wardrobes providing ample hanging rail, drawers and storage space, an additional single door storage cupboard, with a window. Picture rail, radiator and a leaded-light double-glazed window to the front aspect.

### Bedroom Three
13'0" x 10'7" (3.98m x 3.25m)
Picture rail, radiator, louvred single-door storage cupboard and a leaded-light double-glazed window to the front aspect

### Bathroom
White suite comprising WC, vanity area with wash basin and storage cupboards below, radiator and fully tiled walls. Access to the roof space, tiled shower enclosure with Mira shower. Built-in Airing Cupboard with lagged hot water cylinder and a double-glazed window to the rear aspect.

### Outside
The property is approached via a well-maintained front garden, featuring a generous gravelled driveway providing ample off-road parking. Mature hedging, established shrubs and carefully landscaped borders create a wonderful sense of privacy and kerb appeal, while a charming paved pathway leads to the attractive covered entrance porch.

To the side, the driveway continues alongside the house, leading to a detached garage set to the rear, with a gated pedestrian access leading to the rear garden. The front garden itself is predominantly laid to lawn and gravel with a variety of mature planting, creating a peaceful and welcoming setting.

### Garage
18'8" x 8'5" (5.70m x 2.59m)
Power and light, inspection pit, glazed window and door to rear.

### Rear Garden
The delightful rear garden is a particular feature of the property, enjoying a wonderfully private and mature setting with an abundance of established trees, flowering shrubs and well-stocked borders creating a peaceful, almost

woodland feel.

Immediately to the rear of the house is a paved terrace, ideal for entertaining, overlooking the beautifully tended lawn and colourful planting. The garden extends beyond the formal lawned area into a charming wildlife garden with mature trees, natural pathways and secluded seating areas, offering a tranquil retreat and excellent biodiversity.

A greenhouse and useful timber storage area provide practicality for keen gardeners, while the variety of mature planting, specimen trees and evergreen screening gives the garden year-round interest and a high degree of privacy.

### Tenure

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

### Services

All mains services are understood to be connected. 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, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

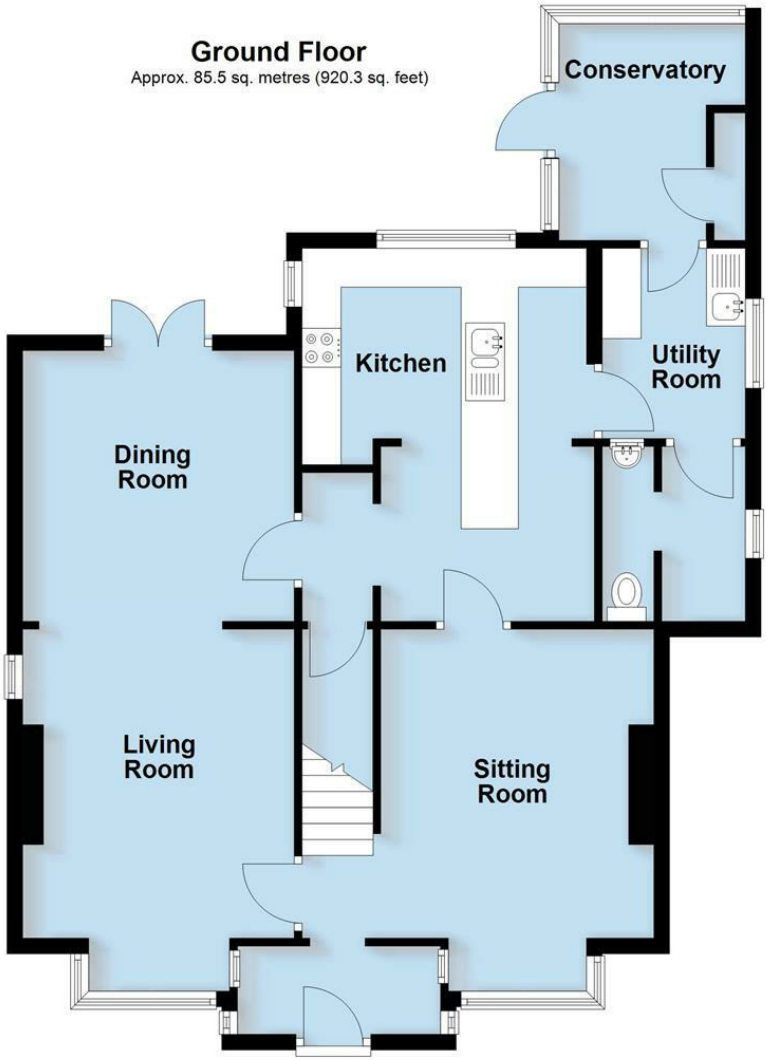
### Council Tax

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

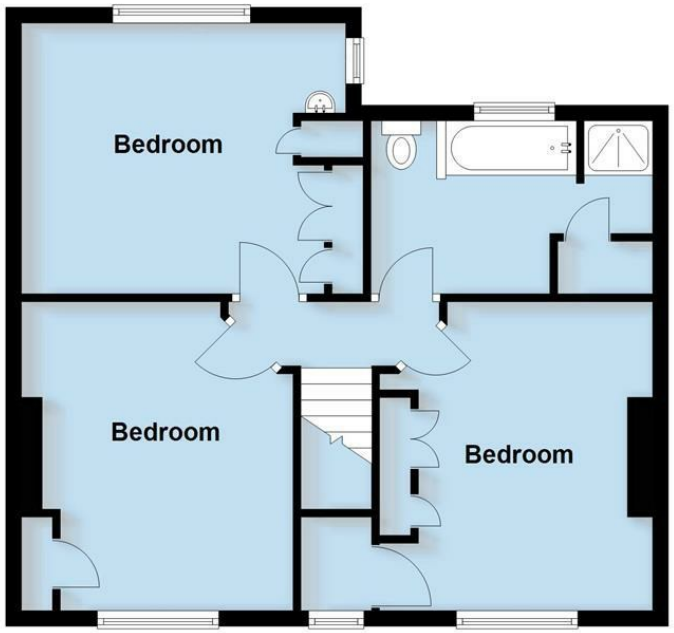
### Postcode

CV35 7AR

## Ground Floor
Approx. 85.5 sq. metres (920.3 sq. feet)




## First Floor
Approx. 56.3 sq. metres (605.7 sq. feet)




Total area: approx. 141.8 sq. metres (1526.1 sq. feet)

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

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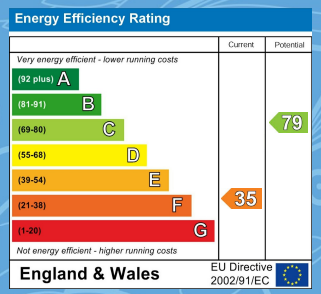


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