



**Shrewley Common, Warwick, CV35 7AW**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A beautifully presented, much improved and extended terraced property with a huge rear garden located in the heart of this highly regarded village. This easily adaptable family home offers great flexibility in its use of space.

The accommodation comprises - Entrance hall, delightful living/dining room with bi-fold doors leading out to the rear garden, and refitted kitchen/sitting room.

To the first floor there are three great bedrooms and a lovely family bathroom. To the second floor there is a fantastic master bedroom suite with ample storage and a luxury en-suite shower room.

To the front of the property there is ample parking and to the rear a very long garden with fantastic patio area, being mainly laid to lawn and with a very useful garden room/office with adjoining utility and w.c

Shrewley is one of Warwickshire's most sought-after areas. School catchment is exceptional, with a full range of amenities available in nearby Henley-in-Arden and Warwick town centres (10-minute drive). Hatton railway station and Warwick Parkway station are close by and have regular commuter trains to Birmingham and London Marylebone.



## Key Features

- Fabulous extended mid terraced village home
- Very large family garden
- Beautifully presented
- Four bedrooms
- Family bathroom & luxury ensuite
- Refitted kitchen/diner
- Living/dining room
- Useful garden room
- Very sought after village location



**Guide Price  
£540,000**

**Entrance hall****Kitchen**

16'11" x 10'6"

**Living room**

16'11" x 10'7"

**Dining room**

8'3" x 7'7"

**Bedroom**

10'2" x 10'7"

**Bedroom**

10'2" x 11'9"

**Bedroom**

6'4" x 11'9"

**Bathroom****Bedroom**

11'4" max x 18'5"

**En-suite**

11'4" x 10'7"

**Garden room**

14'0" x 9'3"

**Utility**

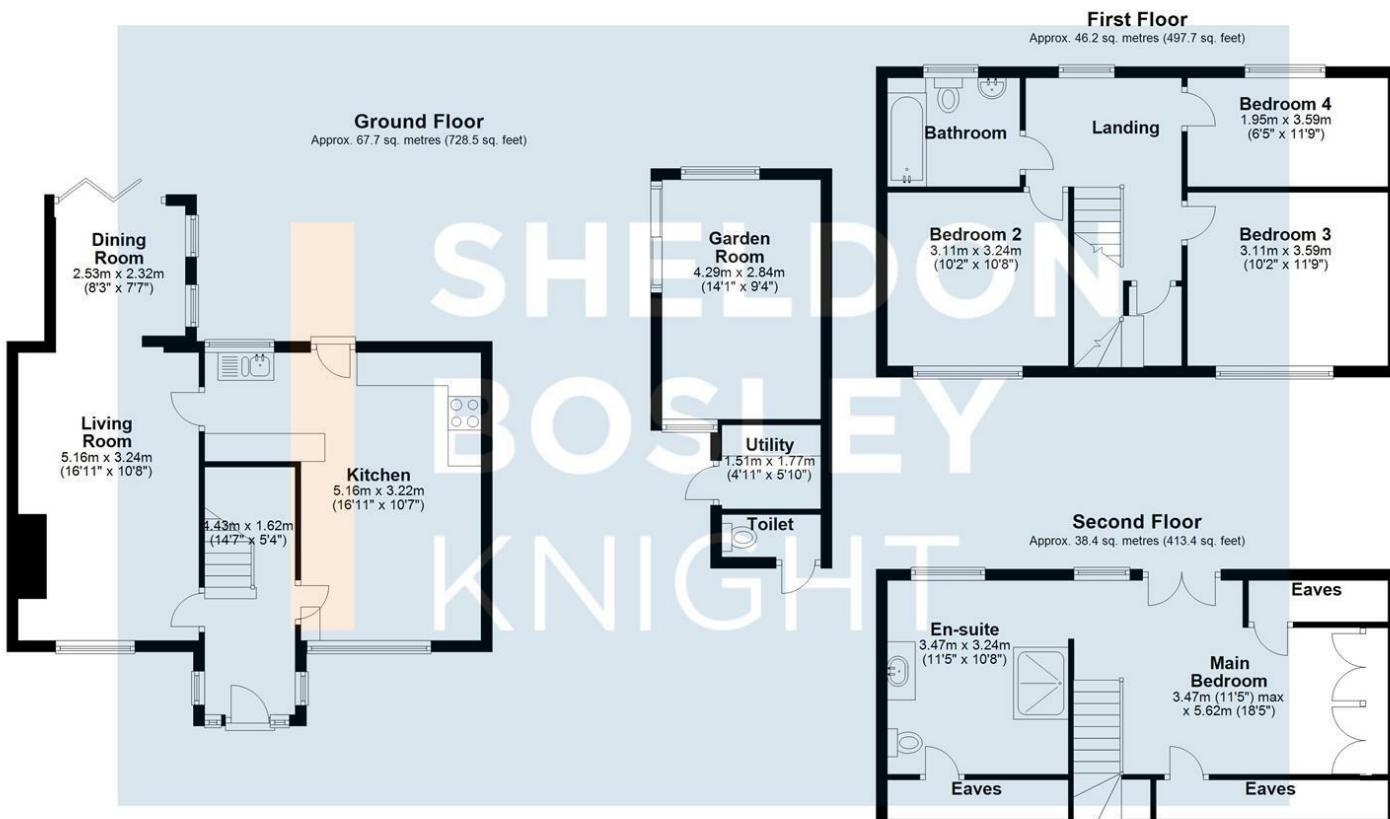
4'11" x 5'9"







# Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Warwick District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight

Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew,

Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent.

Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

## To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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