



The Sidings, Bishops Itchington, CV47 2EJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A beautifully presented two bedroom semi-detached property located on an enviable plot. Situated along a no-through road, this superb home benefits from driveway parking for three cars, a private generous sized west facing garden and enjoys views over an allocated nature reserve to the rear.

Constructed less than two years ago by David Wilson Homes, this property benefits from the remaining eight years builders warranty.

The accommodation comprises in brief : Hallway, Guest Cloakroom, Kitchen, Lounge/Diner, Two Bedrooms and Family Bathroom.

Bishops Itchington enjoys a thriving community spirit. Amenities include Co-op, newsagents, post office, village shop, doctor's surgery, pub, social club, fish and chip takeaway, hairdressers, St Michael's Church, Ladybirds Pre School and Bishops Itchington Primary School which has a good Ofsted rating. Recreational facilities and a Community/Youth Centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly Community Cafe which operates from the community centre. Southam College High School with its outstanding Ofsted result is approximately 4 miles away.

The popular village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.





Key Features

- Village location
- Envious plot situated along a no-through road
- Generous private west facing garden
- Two double bedrooms
- Family Bathroom
- Living Dining Room with view over the garden
- Fitted Kitchen
- Driveway parking for three cars
- Remaining NHBC warranty
- EPC Rating B

Price Guide
£270,000

Hallway

Guest Cloakroom

Kitchen

10'0" x 5'8"

Lounge/Diner

14'2" x 12'9"

Bedroom One

8'5" x 12'9"

Bedroom Two

8'11" x 12'9"

With Fitted Wardrobes

Bathroom

6'2" x 5'4"

Parking for three cars

Generous West Facing Garden

With views towards the nature reserve.

General Information

Services

Mains water, drainage and electricity are connected to the property. Mains gas central heating system.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Council Tax

We understand that the property has been placed in band C with Stratford District Council.

Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Included in the sale are the blinds for Bedrooms, Kitchen and Hallway and the garden shed.

Maintenance Charge

There is an annual maintenance charge of £129 to cover the upkeep of the communal areas

NHBC warranty

There is a two year warranty on snagging which comes to an end in November 2023 together with the remaining 8 years of the NHBC warranty.

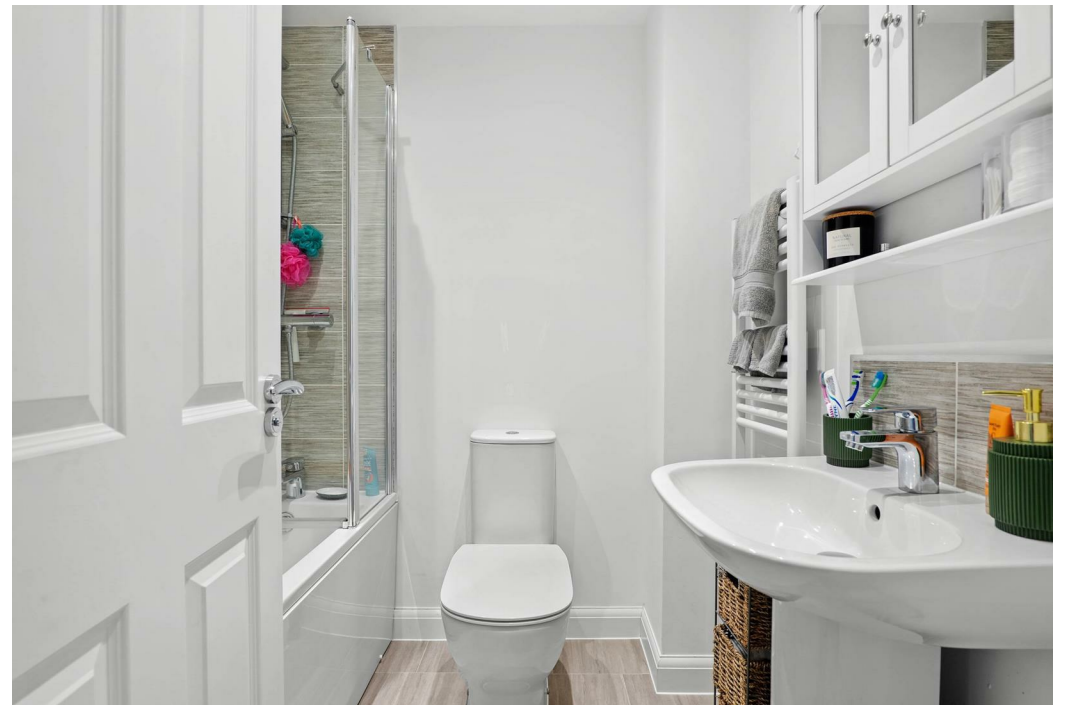
Tenure

We understand that the property is for sale Freehold

Viewings

Viewings strictly by appointment with the Agents.





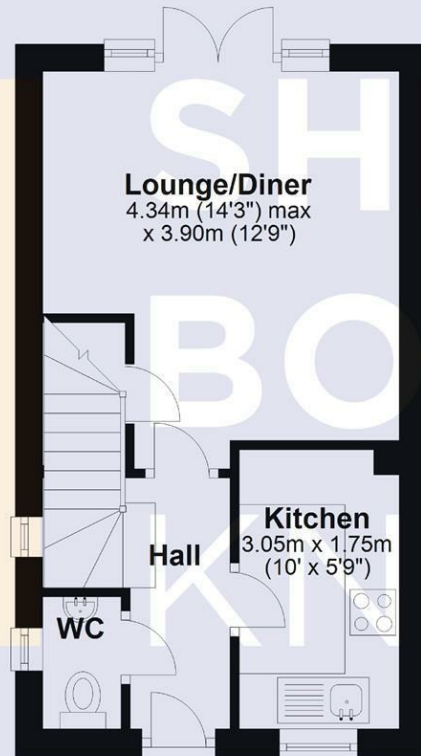


Floorplan



Ground Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Lounge/Diner
4.34m (14'3") max
x 3.90m (12'9")

Kitchen
3.05m x 1.75m
(10' x 5'9")

Hall

WC

First Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Bedroom 1
2.57m x 3.90m
(8'5" x 12'9")

Landing

Bathroom
1.88m x 1.65m
(6'2" x 5'5")

Bedroom 2
2.74m (9') max
x 3.90m (12'9")

Total area: approx. 55.9 sq. metres (602.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating - B

Tenure - Freehold

Council Tax Band - C

Local Authority
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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

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

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

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

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

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

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

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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MANAGEMENT

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.