



## Case Lane Five Ways, Hatton

Guide Price £750,000







## PROPERTY OVERVIEW

This beautifully presented traditional three / four bedroom link detached cottage has views over open countryside to the front and an established South facing garden to the rear. Being ideally situated for access to Warwick, Solihull, Knowle, Balsall Common & Kenilworth and in ready to move into condition with a combination of character features and contemporary design the accommodation provides potential purchasers with: enclosed porch, entrance hallway, large dual aspect living room, sitting room, modern breakfast kitchen, study / bedroom four (with en-suite) and to the first floor three bedrooms and a modern family bathroom with underfloor heating.

Outside the property has a large double garage (electric door) with a utility area that includes a washing machine and room for a tumble dryer and large fridge freezer. This property offers a beautifully landscaped South facing rear garden with covered well, brick storage shed and a greenhouse. To the front there is off road parking and views over open fields.

Viewing of this rural character cottage is strictly by appointment only with Xact on 01676 534 411.







#### PROPERTY LOCATION

Haywood Cottage is located midway between Knowle & Warwick in a quiet country lane, 2 minutes from the A4177 Birmingham Road. To reach the property head along the A4177 Birmingham Road from Chadwick End towards Warwick, passing Wroxall Abbey on the right hand side you will approach the Five Ways island where you should take the third exit sign posted Shrewley / Rowington. After 50m take the first right hand turn into Case Lane. The property is on the left hand side approximately 100m after 'The Case is Altered' public house.

Council Tax band: E

Tenure: Freehold

- Edwardian Character Cottage
- Beautifully Presented Throughout
- Three / Four Bedrooms
- Breakfast Kitchen
- Living Room
- Ground Floor Bedroom with En-Suite
- Views Over Open Countryside
- South Facing Rear Garden
- Double Garage





**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

21' 8" x 12' 0" (6.60m x 3.65m)

**SITTING ROOM**

12' 4" x 11' 6" (3.75m x 3.51m)

**BREAKFAST KITCHEN**

**STUDY / BEDROOM FOUR**

14' 1" x 6' 9" (4.30m x 2.05m)

**ENSUITE**

8' 2" x 7' 1" (2.50m x 2.15m)

**FIRST FLOOR**

**BEDROOM ONE**

14' 5" x 12' 2" (4.40m x 3.70m)

**WALK IN WARDROBE**

**BEDROOM TWO**

12' 2" x 12' 0" (3.70m x 3.65m)

**BEDROOM THREE**

9' 4" x 7' 6" (2.85m x 2.28m)

**BATHROOM**

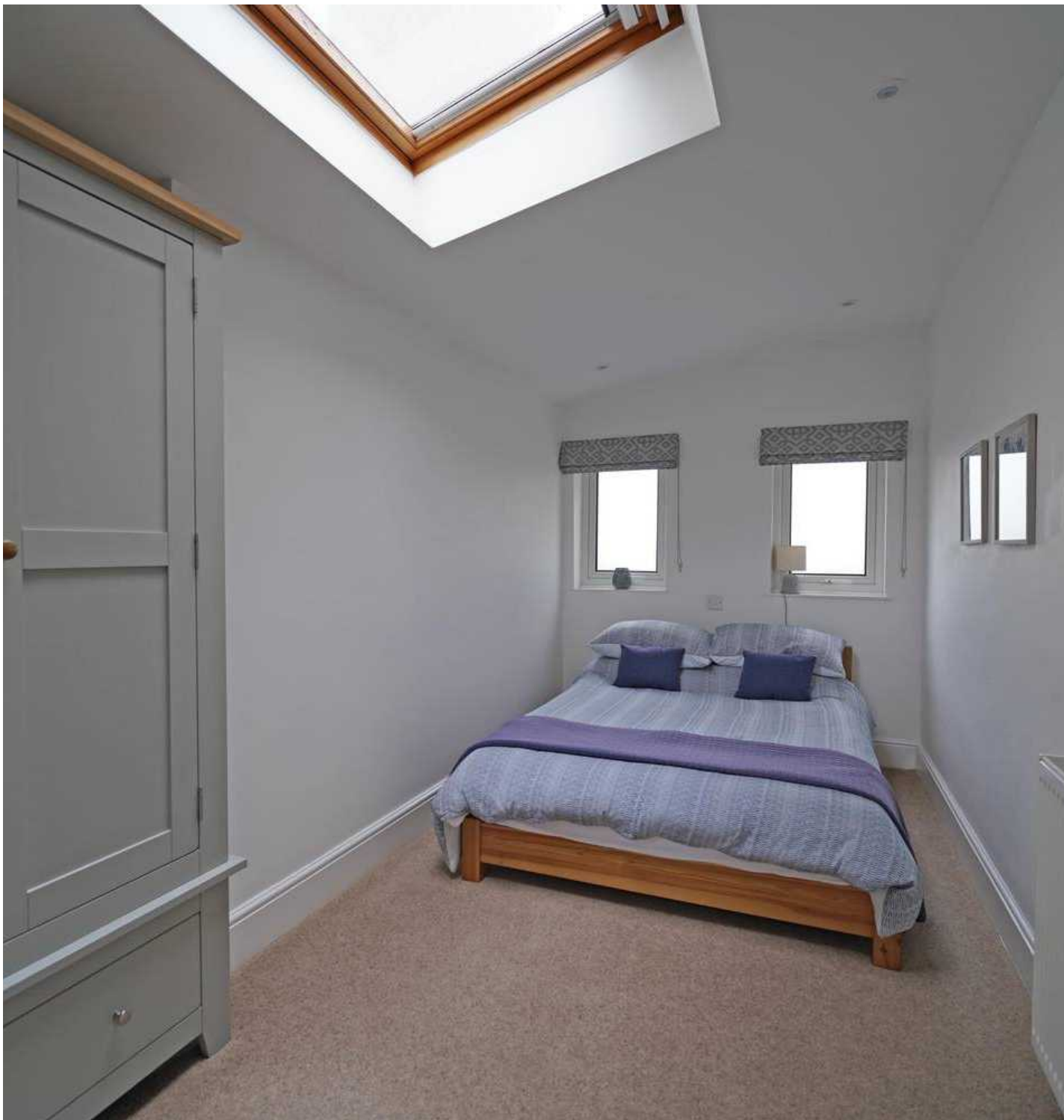
8' 10" x 6' 1" (2.68m x 1.85m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 161.0 sq.m. = 1733 sq.ft. approx.







## **OUTSIDE THE PROPERTY**

### **GARAGE**

20' 8" x 17' 3" (6.30m x 5.25m)

### **LANDSCAPED SOUTH FACING REAR GARDEN**

### **COVERED WELL**

### **BRICK STORAGE SHED**

### **GREENHOUSE**

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, underfloor heating in the bathroom, a brick built garden shed, a greenhouse and an electric garage door.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

Broadband - BT.

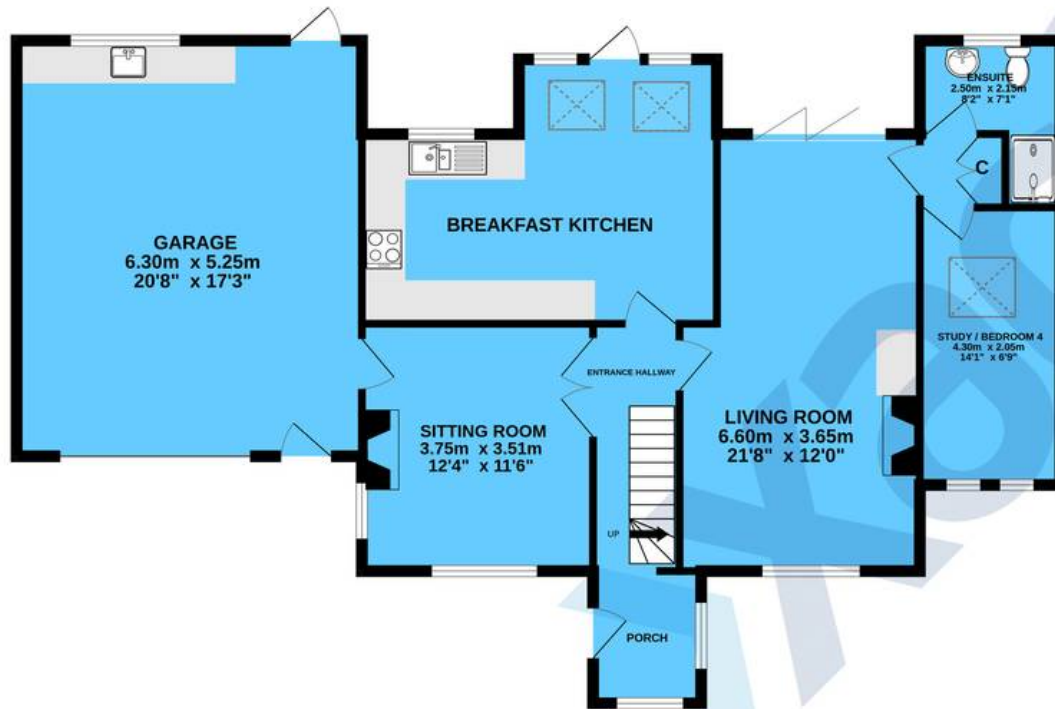
### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 161.0 sq.m. (1733 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

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