



Shrewley Common, Shrewley

£639,950





## PROPERTY OVERVIEW

This spacious detached dormer bungalow resides in a plot of approximately 1/3 acre in the sought after village of Shrewley, mid-way between Warwick & Solihull and benefits from recently installed UPVC windows throughout. Providing over 1600sq ft of living accommodation with further scope to extend (STPP) the property provides potential purchasers with:- entrance hallway, large lounge, study / snug / bedroom 4, kitchen, dining area, conservatory with recently installed insulated roof, ground floor principal bedroom with en-suite and two first floor bedrooms sharing a bathroom.

Outside the property has a large West facing rear garden, detached double length garage, 3 x garden sheds, greenhouse and extensive driveway parking to the front of the property.

Viewing is by appointment only with Xact on 01676 534 411.





## PROPERTY LOCATION

Shrewley is near to the village of Hatton, nestling amongst Warwickshire countryside and within easy reach of Warwick (3 miles) and Leamington Spa (5 miles). In addition, Stratford upon Avon, Kenilworth and Coventry are easily accessible via the Warwick by-pass some 2 miles distant and the market town of Henley in Arden is also within easy reach. Further afield, Solihull, Birmingham and London can all be reached via the M40 and M42 motorway network which, in turn, leads to the M1, M6 and M5. The National Exhibition Centre, Birmingham International Airport and Railway Station are within approximately twenty minutes drive. Warwick Parkway Station is a short drive away and provides a direct service to Birmingham, Solihull and London Marylebone.

Council Tax band: G

Tenure: Freehold

- Detached Dormer Bungalow
- Significant Potential to Extend STPP
- Flexible Four Bedroom Accommodation
- Lounge, Kitchen & Study / Snug / Bedroom Four
- Conservatory with Insulated Roof
- Approximately 1/3 Acre
- Detached Garage & Extensive Driveway Parking





#### **ENTRANCE HALLWAY**

#### **LOUNGE**

20' 6" x 11' 6" (6.24m x 3.51m)

#### **STUDY / SNUG / BEDROOM FOUR**

11' 10" x 11' 5" (3.61m x 3.49m)

#### **KITCHEN**

14' 2" x 13' 0" (4.33m x 3.96m)

#### **DINING AREA**

13' 11" x 9' 7" (4.24m x 2.92m)

#### **CONSERVATORY**

10' 8" x 8' 2" (3.24m x 2.49m)

#### **PRINCIPAL BEDROOM**

11' 0" x 9' 11" (3.35m x 3.02m)

#### **EN SUITE**

#### **UTILITY**

#### **WC**

#### **LOBBY**

#### **FIRST FLOOR**

#### **BEDROOM TWO**

16' 4" x 10' 11" (4.99m x 3.32m)

#### **BEDROOM THREE**

9' 11" x 9' 9" (3.03m x 2.96m)

#### **BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 178.2 sq.m. = 1918 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **DETACHED DOUBLE LENGTH GARAGE**

24' 11" x 10' 1" (7.59m x 3.08m)

### **LARGE WEST FACING REAR GARDEN**

### **THREE GARDEN SHEDS**

### **GREENHOUSE**

### **ITEMS INCLUDED IN SALE**

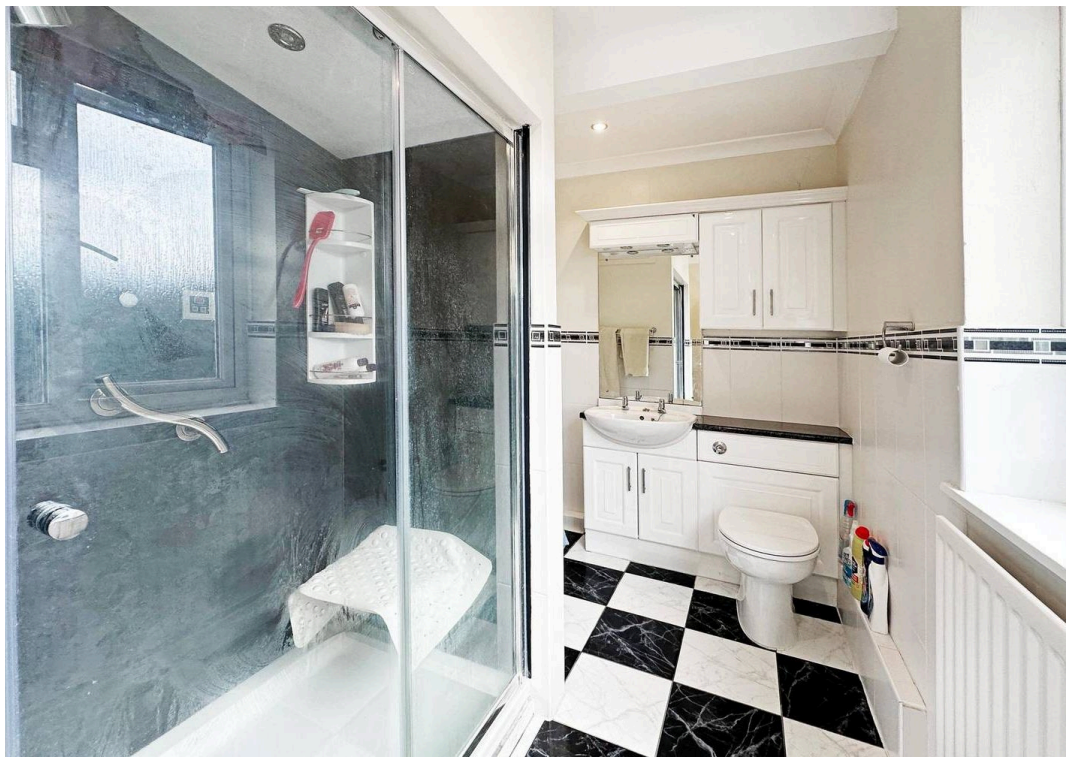
Free standing cooker, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, three garden sheds and a greenhouse.

### **ADDITIONAL INFORMATION**

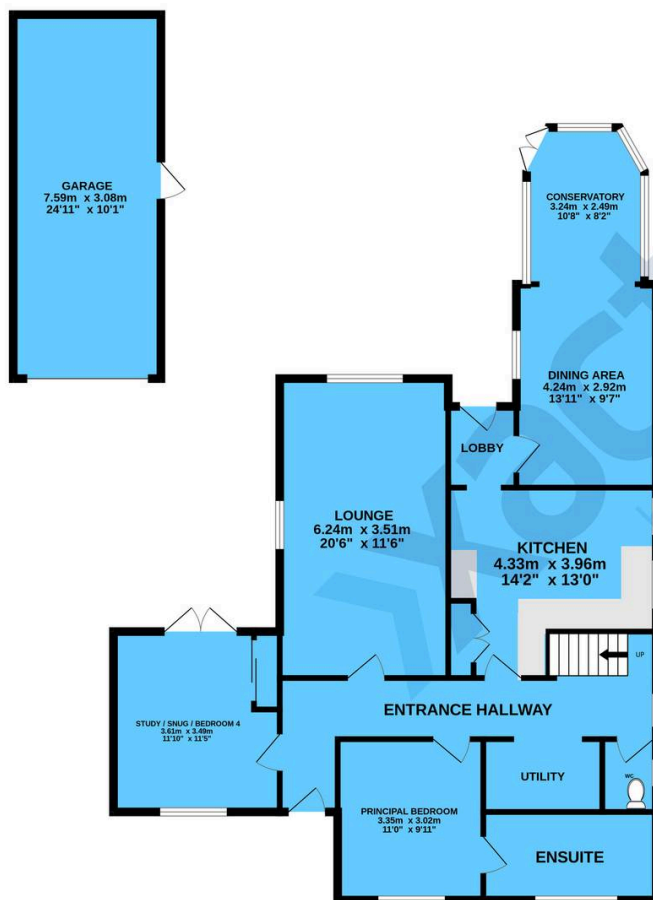
Services - oil, electricity and mains sewers. Broadband - BT. Loft space - which is boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

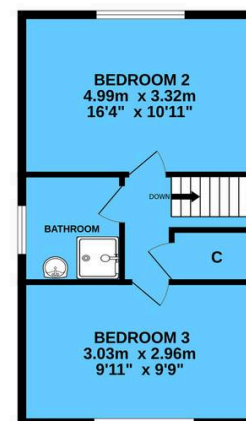
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
135.1 sq.m. (1454 sq.ft.) approx.



1ST FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA: 178.2 sq.m. (1918 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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