



Willows, Haseley Knob

Offers in Region of £700,000





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a substantial five bedroom detached bungalow, offered with no onward chain and situated in a peaceful rural location. This spacious home provides excellent potential for updating and refurbishment, making it ideal for buyers wishing to add their own personal touch.

The layout features three generously sized ground floor bedrooms, each offering ample space and flexibility for family living or home working. The large living room is flooded with natural light and provides a welcoming setting for relaxation or entertaining guests. A well-proportioned breakfast kitchen serves as the heart of the home, offering plenty of space for informal dining and day-to-day living, while the adjoining conservatory is perfect for enjoying the tranquil surroundings in comfort throughout the year.



Upstairs, a thoughtfully designed guest accommodation suite provides a private retreat for visitors or extended family members, ensuring everyone has their own space.

Additional features include a double garage and driveway parking, providing secure storage and ample off-road parking for multiple vehicles. The private west facing rear garden offers a secluded outlook and excellent afternoon and evening sunlight, ideal for those who appreciate privacy and a peaceful setting.



The property's rural position ensures a sense of seclusion while still being accessible to local amenities and transport links.

Whether you are looking for a spacious family home, a property with scope for multi-generational living, or a project to create your dream residence, this bungalow offers a wealth of possibilities. Early viewing is highly recommended to appreciate the size, versatility and potential this property has to offer.

PROPERTY LOCATION

Haseley Knob is a hamlet located almost mid-way between Balsall Common and Warwick. It has excellent links to the motorway network, (M6 and M42), Berkswell station with its fast, frequent services to Birmingham (New Street) and London (Euston), Warwick Parkway with trains to London (Marylebone) and Birmingham International station, Airport and the N.E.C.

- Five Bedroom Detached Bungalow
- No Onward Chain
- Potential to Update and Refurbish
- Three Ground Floor Bedrooms
- Large Living Room, Breakfast Kitchen & Conservatory
- First Floor Guest Accommodation
- Private West Facing Rear Garden
- Peaceful Rural Location
- Double Garage & Driveway Parking





ENTRANCE HALLWAY

LIVING ROOM

16' 1" x 14' 5" (4.91m x 4.39m)

BREAKFAST KITCHEN

21' 7" x 11' 7" (6.57m x 3.53m)

CONSERVATORY

12' 4" x 10' 0" (3.76m x 3.04m)

WC

INTEGRAL DOUBLE GARAGE

16' 1" x 15' 10" (4.90m x 4.83m)

PRINCIPAL BEDROOM

15' 9" x 13' 6" (4.79m x 4.12m)

BEDROOM TWO

11' 7" x 11' 4" (3.54m x 3.45m)

BEDROOM THREE

11' 3" x 7' 7" (3.44m x 2.32m)

BATHROOM

13' 2" x 7' 7" (4.01m x 2.30m)

FIRST FLOOR

BEDROOM FOUR

16' 2" x 13' 0" (4.93m x 3.95m)

BEDROOM FIVE

13' 8" x 12' 10" (4.17m x 3.90m)

SHOWER ROOM

6' 9" x 5' 2" (2.05m x 1.58m)

TOTAL SQUARE FOOTAGE

228.0 sq.m (2451 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WESTERLY FACING GARDEN



ITEMS INCLUDED IN THE SALE

Range free-standing cooker, extractor, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, garden shed and electric garage door. Other items available via discussion.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

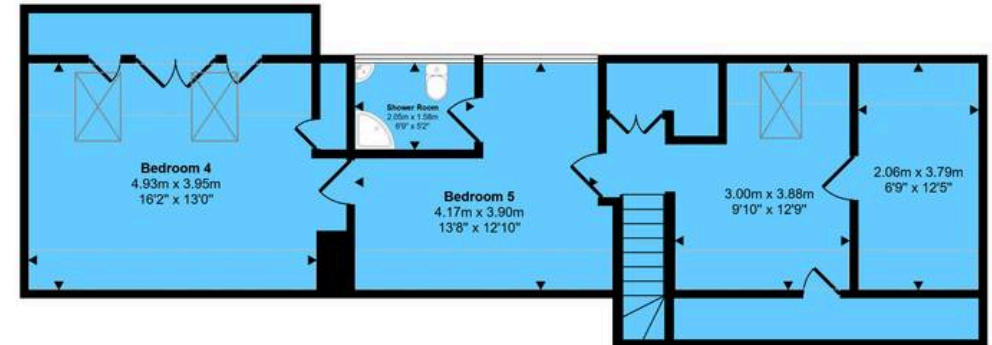
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.

Council Tax band: F

Tenure: Freehold



Approx Gross Internal Area
228 sq m / 2451 sq ft



First Floor
Approx 72 sq m / 779 sq ft

Ground Floor
Approx 155 sq m / 1672 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

