





## CHURCH VIEW COTTAGE

Surrounded by beautiful Warwickshire countryside and similar pretty period homes, Church View Cottage is a delightful two bedroom characterful home ideal for those buyers wishing to have a more rural lifestyle and to be part of a friendly local community.

This lovely white-washed home is full of character and charisma, has beautiful period style doors, beams, and pretty archways to name but a few, and being decorated in Farrow & Ball muted tones, the cottage has a cosy and welcoming feel. The kitchen is really the only area that could benefit from a refurb which is reflected in the competitive asking price.

The cottage also benefits from a pretty courtyard garden and a small parking area to the side.

**APPROACH** - This attractive quintessential English cottage is access directly from the pavement through a pretty front door giving direct access into :-

**LIVING ROOM** - A well-proportioned, dual aspect living room which runs the full width of the cottage has an open-plan feel, and benefits from two bay windows to the front elevation and window to the side, feature built in central woodburner and hearth, feature archways through to the dining room and through to the inner hall.

**INNER HALLWAY** - With access through to the lounge, dining room and kitchen with skylight above, useful understairs storage cupboard, stairs leading to the first floor.

**DINING ROOM** - A super dining area which is unexpected for the size of the property with window to side elevation.

**KITCHEN** - A good sized kitchen which would benefit from being refitted due to it's age but currently fitted with a country style, cream fronted eye and base level units with inset electric oven and hob with extractor over, integrated fridge freezer, space and plumbing for additional white goods such as washing machine/dishwasher or tumble dryer, tiling to floor, windows to two sides allowing lots of natural light to flood through. Door to courtyard garden.





**ON THE FIRST FLOOR** With access to two bedrooms and family bathroom.

**BEDROOM ONE** - A lovely bright bedroom with windows to two sides, space with hanging rail for clothes.

**BEDROOM TWO** - Currently used as a single bedroom but could possibly house a small double bed, hanging rail for clothes but could equally be adapted for built in storage.

**FAMILY BATHROOM** - A beautiful bright bathroom fitted with a white suite and comprising low flush WC, wash basin, 'P' shaped panelled bath with shower over and screen, tiling to floor and splashback areas and window to side elevation.

**OUTSIDE** - To the side of the cottage is a small driveway which could park a small car. Gate gives access to the courtyard garden.

**COURTYARD GARDEN** - Accessed from a small gated driveway or through the kitchen, this pretty outside space is ideal for al-fresco dining in the warmer months and surrounded by characterful white-washed walls. The courtyard has space for outdoor seating and BBQ as well as planters and hanging baskets. The electric boiler is housed in a shed in the courtyard so easily accessible.



## LOCATION Ullenhall

The popular village of Ullenhall is regarded as a sought-after and friendly place to live, set amongst greenbelt countryside, yet well placed for easy access to the M42, M40, and M5, for those who need to commute. The village has an active village hall, public house, and children's play areas and is only a short drive to the historic market town of Henley in Arden which offers a range of shopping facilities, together with regular bus and train services, good schooling, and a choice of pubs and restaurants. Ullenhall offers other schooling close by including Warwick School, Solihull School, and some further afield in Bromsgrove and Stratford upon Avon.

## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is electric central heating at this property.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band C

**ENERGY PERFORMANCE CERTIFICATE RATING:** G We can supply you with a copy should you wish.

**VIEWING:** By appointment only

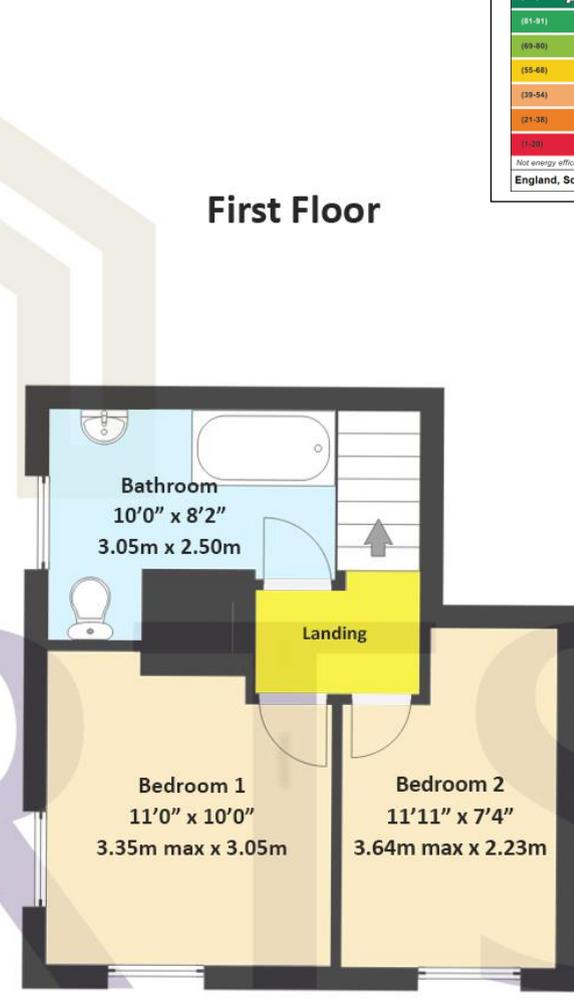
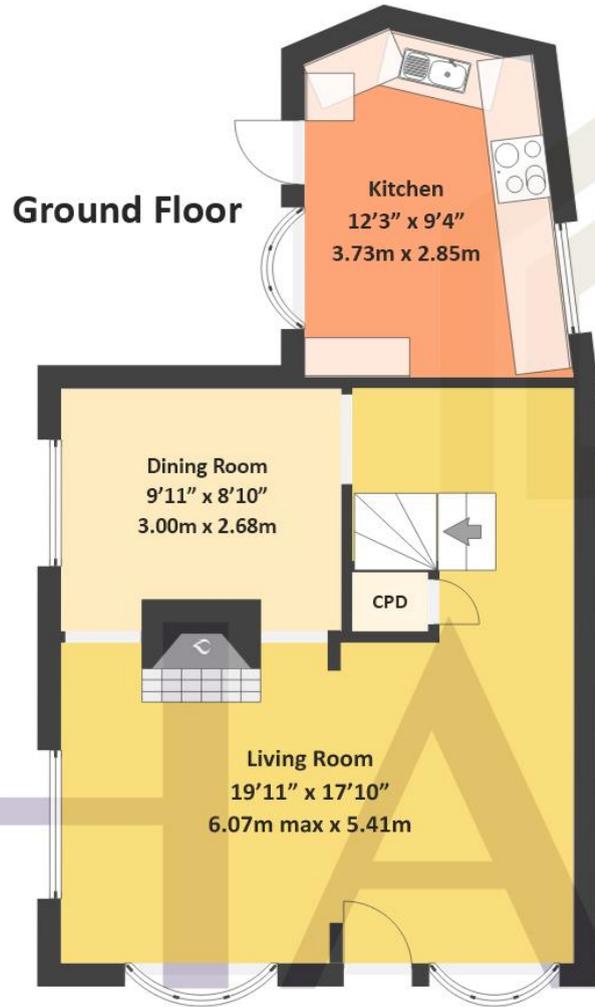
**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, 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.





Total Internal Accommodation 67.75 square metres / 729 square feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		45
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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