



Nettle Hill Cottage, Brinklow Road, Ansty, Coventry

Offers Over £450,000

4 bedroom semi-detached house for sale | Freehold **SSTC**



NIKKI HOMES
PROPERTY CONSULTANTS

CHECK OUT THE VIDEO.

Set just outside the popular village of Ansty - Within walking distance to Coombe Abbey Country Park and within easy access to Coventry, Brinklow & Rugby. Easy access to the M1/M6/A46.

My client has lived here for 12 years and is now selling this home with no chain. 2270 SQ FT of stunning accommodation. The renovation work has been sympathetic to the age of the house as Victorian style fixtures and fittings have been added. These fixtures are of the highest quality.

The open plan kitchen/lounge/diner has the wow factor – Oak beams to the ceiling and a stunning stain glass window. Solid wood flooring and bifold doors which open into one of the entertainment areas in the garden.

The kitchen is bespoke and oozes quality and decadence, there is solid oak work tops and a Belfast sink, A range master, space for appliances and a stunning Limestone floor. Kilner jar lights from America.

A cloakroom is off the hallway and is fitted with Victorian style fixtures.

A utility room is also off the hallway providing space for the washing machine and tumble drier and houses the gas combination boiler.

Off the kitchen we have the snug - the main focal point in this room has to be the wood burner and this room overlooks the open fields at the front.

Off the inner lobby we have another room which is being used as a bedroom and again benefits from stunning views at the front.

Upstairs we have two double bedrooms – one with fitted wardrobes and the most amazing bathroom again with stunning Victorian style fixtures and fittings.

This home boasts a separate self contained annexe which is a versatile space.

Externally again no expense has been spared - The garden has been landscaped and includes two covered entertainment areas which have heating and lights so these areas can be enjoyed all year round.

Covered area for the hot tub. Raised flower beds, 2 log stores, and 2 sheds and gates providing further off road parking, in addition to the parking at the front of the property.

If you are looking for a stylish, immaculate home set in the country then this is the home for you.Please refer to the floor plan for the layout.

The owner has refurbished and renovated this home to include new septic tank, new electrics, new gas boiler, extension and re-plastering of the walls. New kitchen, new bathroom, new stylish Victorian radiators, new windows, new doors, new flooring. Adding the annexe, landscaping the front and back garden. No expense has been spared. A viewing of this home is highly recommended to appreciate what it has to offer.

PLEASE NOTE:

Services

We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Viewings
Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 07460583621/ 01789 532211 for more info or to arrange a viewing

Tenure: Freehold

Garden details: Private Garden



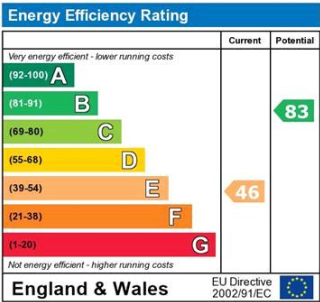
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area
210.89 Sq m - 2270 Sq ft



This plan is for illustration purposes only



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only
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