

FOR SALE

YEW TREE COTTAGE

HAWKESWELL LANE
COLESHILL
WARWICKSHIRE
B46 3JG



Recently refurbished three bedroom detached property with garden, separate access to Hawkeswell Lane. Has planning consent for demolition and re-build as a modern detached and energy efficient house. Additional land may be available.

GUIDE PRICE

£349,950



SITUATION AND LOCATION

The Cottage is located on the south-eastern edge of Coleshill, with farm land on either side. Access is from Hawkeswell Lane with an additional access, if needed, from Packington Lane, through the Football Club.

DESCRIPTION

Yew Tree Cottage is believed to be 19th century with a newer flat roof extension to the north. It comprises three bedrooms on the first floor and, on the ground floor, hallway, bathroom, breakfast/kitchen and lounge.

The property has recently been substantially refurbished with the following works being undertaken:

- new oil fired central heating system with radiators;
- total rewire;
- new bathroom fittings and tiled floor;
- new kitchen units and new tiled flooring;
- new external upvc doors and windows; and
- new internal doors downstairs.

In more detail:-

Ground Floor

Bathroom

Having a white suite comprising bath, wash hand basin, low flush w.c and separate shower cubicle. There are spotlights to the ceiling, radiator and tiled flooring.

Breakfast Kitchen

4.4m (14'5") x 3.65m (12') max

Fully fitted kitchen having an attractive range of base and wall mounted units, stainless steel sink with mixer tap and single drainer. Integrated appliances include fridge/freezer, Zanussi electric oven, hob and extractor hood, washing machine and dishwasher. There are spotlights to the ceiling, a radiator and tiled flooring.





Lounge

4.35m (14'4") x 3.6m (11'10")

Having tiled flooring, wall lights and door leading off to carpeted staircase



Leading to:

First Floor

Main Bedroom

4.35m (14'4") x 3.65m (12')

Having double glazed windows to front and side elevations, this room is carpeted and has a built in single cupboard and radiator.



Bedroom 2

3.6m (11'10") x 2.35m (7'9")

Having double glazed window to rear elevation, radiator and carpeted.

Bedroom 3

2.7m (8'10.5") x 1.9m (6'3")

Single bedroom overlooking the front of the property with radiator and carpeting.



SERVICES

The property is on mains water and electric and drainage is to a private septic tank. It is heated by a new oil fired Worcester boiler which, with the tank, is located outside.

TOWN AND COUNTRY PLANNING

The property is located in an area administered by North Warwickshire Borough Council and is within the Warwickshire Green Belt.

A Planning Consent, which was granted on the 29th October 2010, provides for a new three bedroom property with accommodation as follows:-

Ground Floor Three bedrooms, one en-suite and a family bathroom.
Master bedroom: 5m (16'5") x 2.85m (5'5")
Bedroom two: 5m (16'5") x 2.65m (8'9")
Bedroom three: 3.1m (10'2") x 2.25m (7'5") max

The hallway would lead to the first floor which is effectively an open plan kitchen and living room.

First Floor Breakfast / kitchen and living room 9.9m (32') x 5m (16'5"), with balcony. The balcony is "L" shaped and wraps around the first floor to provide excellent views over the fields to the north and west. The main section is 8.5m (7'11") x 1.9m (6'3"), and the small extension on the west side 1.2m (4') x 2m (6'7")

Plans available upon request.

TENURE AND POSSESSION

The property is for sale freehold.

VIEWING

By appointment with the sole Agents:

Contact: Mr Nick Barlow
Telephone: 01676 522552
Facsimile: 01676 523399
E-mail: nick@packingtonestate.co.uk

SOLICITORS

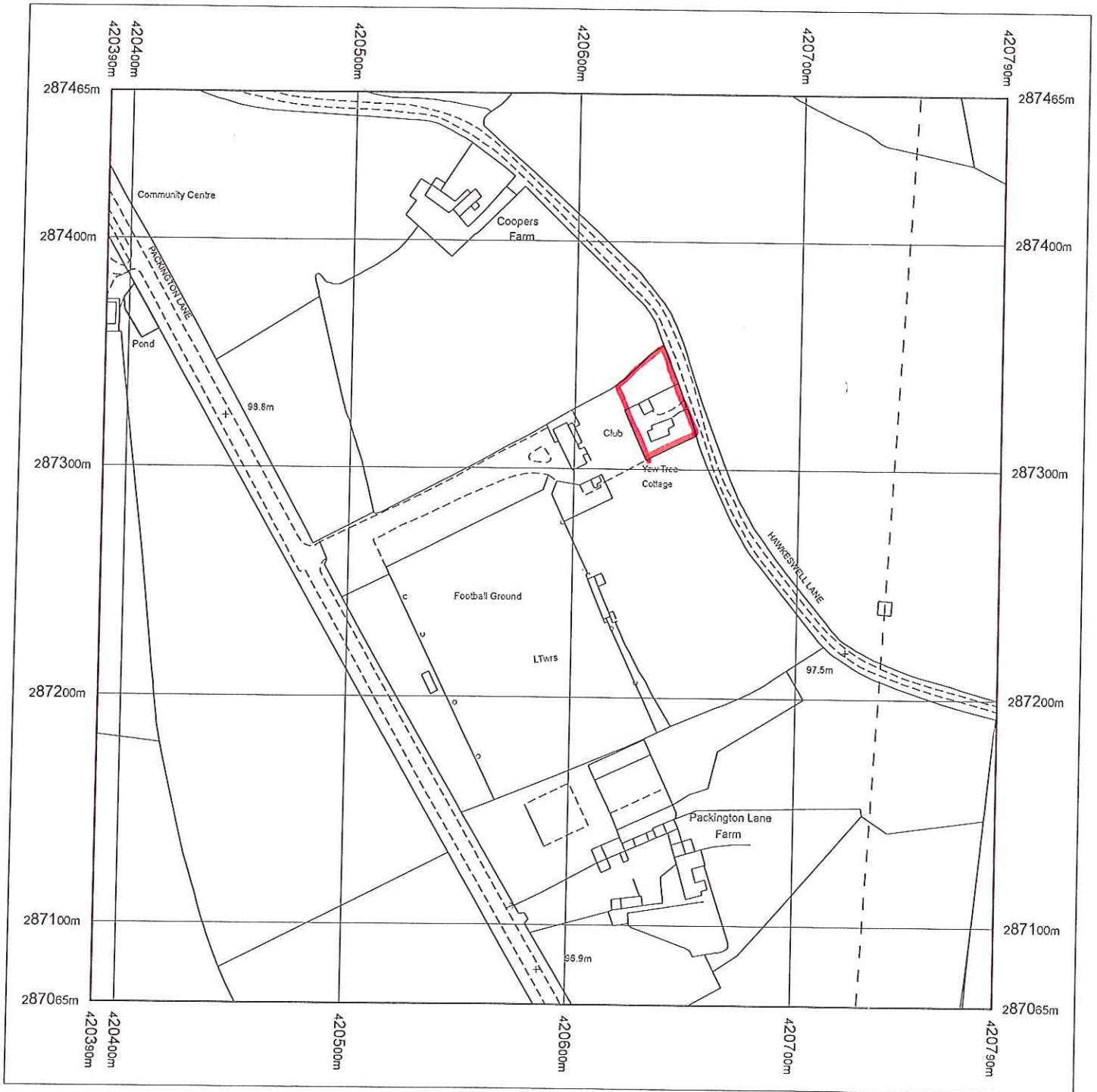
Contact: Jenny Loynton
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Telephone: 0121 327 0118
E-mail: solicitors@loyntonlaw.com



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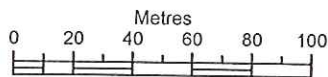
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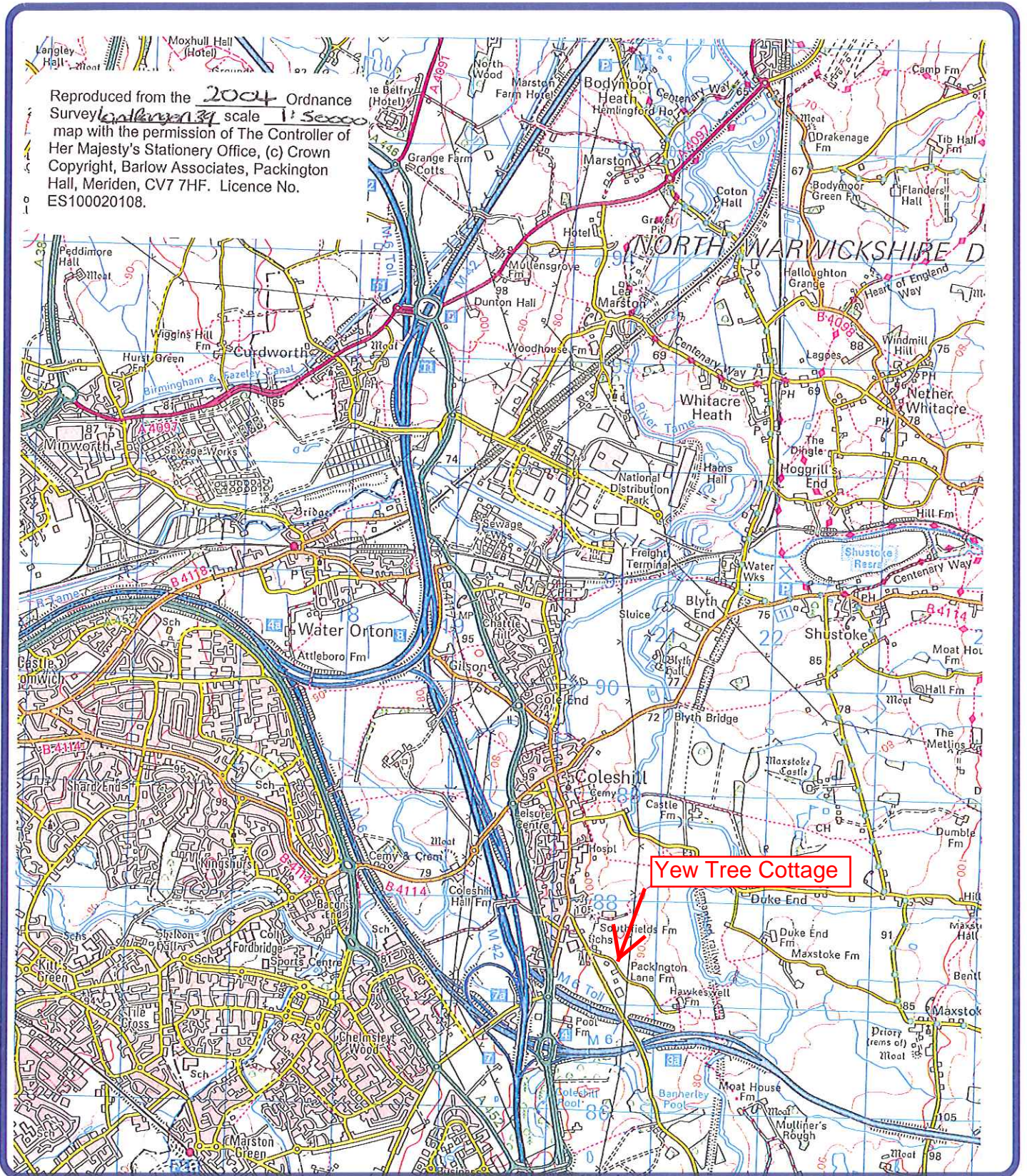
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Energy Performance Certificate

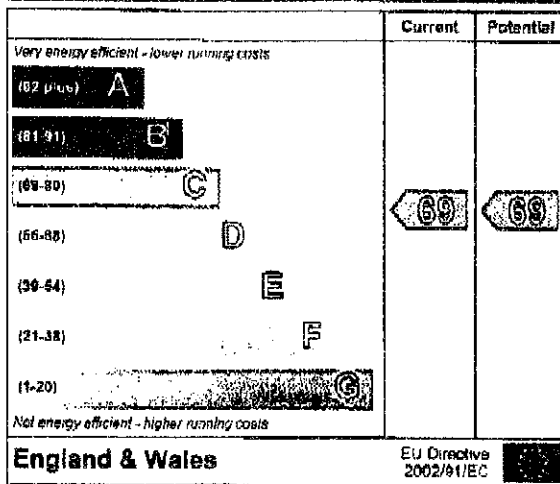


Yew Tree Cottage Hawkswell Lane
 Coleshill
 BIRMINGHAM
 B46 3JQ

Dwelling type: Detached house
 Date of assessment: 11 May 2011
 Date of certificate: 12 May 2011
 Reference number: 8419-6525-8240-1639-9992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 87 m²

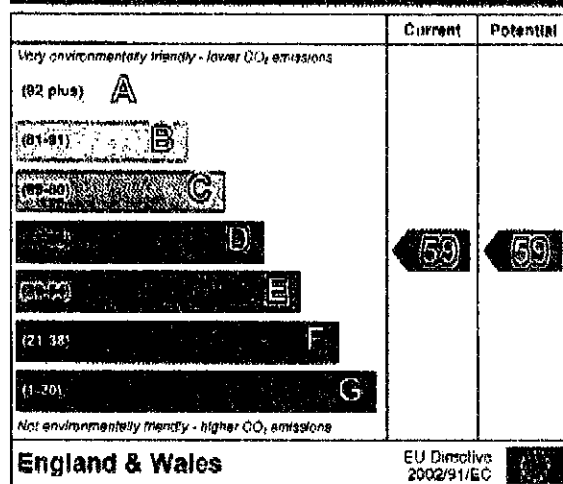
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	186 kWh/m ² per year	186 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	4.0 tonnes per year
Lighting	£59 per year	£59 per year
Heating	£509 per year	£509 per year
Hot water	£116 per year	£116 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.