



'The Cottage', Tanners Lane, Berkswell CV7 7DD

£299,950

www.simonburthomes.co.uk

Key Features

Reception Hall / Utility Area / Guest
Cloakroom / Charming Lounge
Fitted Breakfast Kitchen
Dining Conservatory
Two Double Bedrooms
Luxury Re-Fitted Bathroom
Gas Central Heating / Double Glazing
Gated Driveway
Cottage Garden / Open Garage
No Chain

The Cottage is a delightful detached character residence situated in the heart of the Warwickshire countryside with easy access to Berkswell village centre and Balsall Common.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

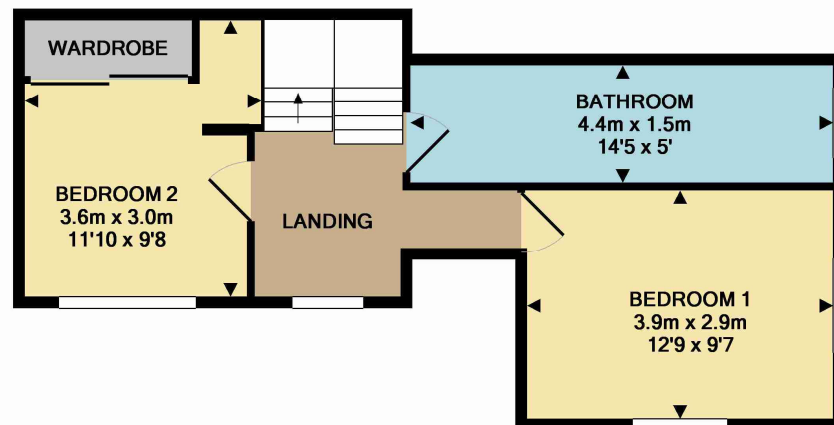
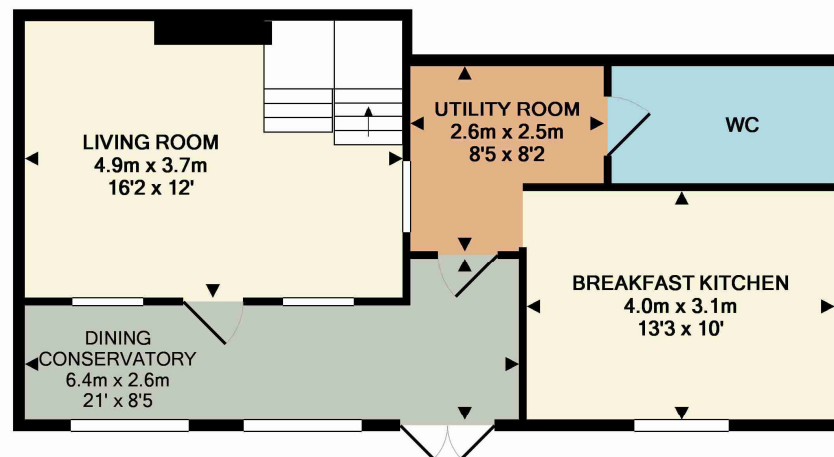
Vendor's Comments

We enjoy living in the rural area of Berkswell, particularly as we can relax in its tranquillity whilst benefiting from easy access to the motorway networks and airport. Within Berkswell there is a charming and friendly pub and a local village school is within walking distance. The neighbouring village of Balsall Common is only a few minutes drive away which provides further local amenities. We have spent many happy years here; the cottage is a homely place to live exuding both character and charm.

It is beautiful to wake up to such a picturesque and secluded area, especially during the summer months. The unspoilt idyllic surroundings create an ambience of calm away from the hubbub of hectic modern life. The cottage has a welcoming feel within a unique setting where we thoroughly enjoy entertaining family and friends.

Local Authority

Solihull Metropolitan Borough Council



TOTAL APPROX. FLOOR AREA 91.5 SQ.M. (985 SQ.FT.)

Illustrative purposes only. Not to Scale. Measurements are approximate. Floor plan drawn by G8 ENERGY Tel: 07849 662203 Made with Metropix ©2013

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		
England & Wales		



