



WILLOW GROVE

## 9 Willow Grove

Long Itchington, Southam CV47 9FE

Guide Price £180,000



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Situated on the fringe of Long Itchington village, this period semi-detached cottage offers two bedroomed accommodation and is offered for sale with the benefit of no on-going chain. With accommodation including two separate reception rooms, kitchen, ground floor bathroom and two first floor double bedrooms, the house also benefits from a particularly lengthy rear garden. Now being in need of modernisation and refurbishment throughout, the property offers excellent potential for those wishing to take on a project on which a personal mark and specification can be placed.

## LOCATION

Long Itchington lies around 6 miles east of Leamington Spa being a popular village with an excellent infrastructure and range of amenities at its heart. The property is positioned to the northern side of the village on the A423 between Long Itchington and Marton. All amenities within Long Itchington are, however, within walking distance including village shops, public houses and eateries, social facilities and a village primary school. There are good local road links available including those to Leamington Spa, the nearby market town of Southam, Rugby to the east and Coventry to the north.

## ON THE GROUND FLOOR

Aluminium double glazed entrance door opening into:-

## FRONT RECEPTION ROOM

3.81m x 3.05m (12'6" x 10'0")  
With open fireplace having tiled surround and hearth, aluminium double glazed window, electric night storage heater and door to:-

## INNER VESTIBULE

With staircase off ascending to the first floor and door to:-

## REAR RECEPTION ROOM

3.45m x 2.41m (11'4" x 7'11")  
With door to understairs storage cupboard, Parkray solid fuel stove/fire, aluminium double glazed window and door to:-

## KITCHEN

2.26m x 1.93m (7'5" x 6'4")  
With single drainer enamelled sink unit, UPVC double glazed window and UPVC double glazed door giving external access to the rear of the property, central heating radiator and access through to:-

## BATHROOM

With cast iron bath, pedestal wash hand basin, close coupled WC, UPVC double glazed window and central heating radiator.

## ON THE FIRST FLOOR

## SMALL LANDING

From which doors give access to:-

## BEDROOM ONE (FRONT)

3.81m x 3.05m (12'6" x 10'0")  
With aluminium double glazed window and electric radiator.

## BEDROOM TWO (REAR)

3.81m max x 2.44m (12'6" max x 8'0")  
With built-in airing cupboard, aluminium double glazed window access to roof space and central heating radiator.

## OUTSIDE

## Features

Cash Buyers Only

Period Semi-Detached House

Two Reception Rooms

Kitchen

Ground Floor Bathroom

Two Double Bedrooms

Foregarden and Long Rear Garden

No Chain



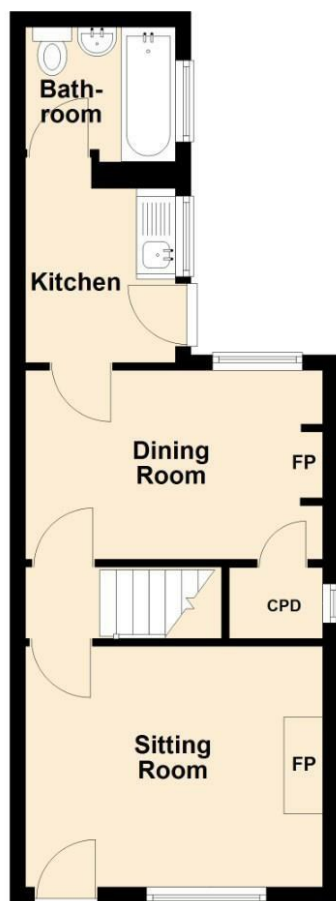




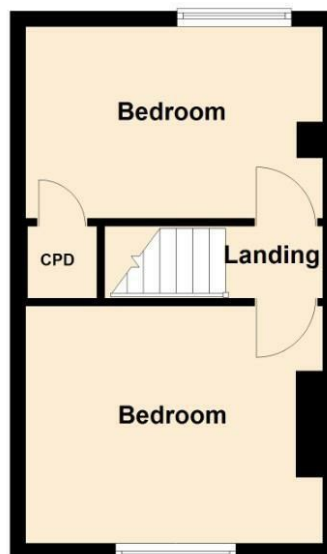


## Floorplan

### Ground Floor



### First Floor



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Stratford District Council



## Contact us

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## Visit us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC