



The Nickells, 55 Birmingham Road, Whitacre Heath, Warwickshire, B46 2ET

HOWKINS &  
HARRISON



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Guide Price: £410,000

Offering plenty of open plan living space, this extended three bedroom semi-detached property has the benefit of its own stables and a (tbc) acre paddock.

The property is situated within the sought after village of Whitacre Heath, and early internal viewing is strongly recommended.

### Features

- Semi-detached family home
- Open plan living space
- Useful utility room
- Spacious lounge
- Three good size bedrooms
- Large family bathroom
- Gas central heating
- Double glazing
- Good sized rear garden, double garage
- Three stables and adjoining paddock





## Location

Situated within this sought after rural village, lying on the edge of an unspoilt rural landscape. The property benefits from a quiet spot that has total convenience in travel terms with Birmingham 15 miles, Coleshill 3 miles, the M42 (J9) 4 miles allowing direct access to the national motorway system. Birmingham airport can be reached within 15 minutes, the National Exhibition Centre is close at hand and mainline railway stations are to be found at Coleshill Parkway, Birmingham International, Nuneaton and Tamworth.

Sporting facilities are well catered for in the area with The Belfry at Sutton Coldfield, racing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

Atherstone - 8.6 miles

Tamworth - 8.9 miles

Sutton Coldfield - 9.3 miles

Nuneaton - 11.8 miles



## Accommodation Details - Ground Floor

Entrance porch with door leading to open plan kitchen/breakfast room with the kitchen area having a comprehensive range of base units, space for a Range cooker, stainless steel extractor hood, breakfast bar, inset ceiling lighting and door leading off to a useful utility room. There is an open plan lounge/dining room with double glazed patio doors into the conservatory, sky light windows, wall lights and staircase leading to the first floor.

## First Floor

Landing with doors leading off to three excellent size bedrooms and a large family bathroom approached via a small dressing room. The bathroom comprises a panel enclosed bath with shower and mixer tap over, pedestal wash hand basin, low flush WC, tiled wall surround and tiled flooring.











## Outside

To the front of the property is a driveway providing parking, access to a large rear garden mainly laid to lawn with pathway leading to the rear and double garage. There are three stables and an adjoining paddock with three further small outbuildings.



Land map to be added when finalized.







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - 01827 715341

## Council Tax

Band – C

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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