



3 Mary Carroll Close, Ansley, Warwickshire, CV10 9SR

HOWKINS &  
HARRISON



3 Mary Carroll Close,  
Ansley,  
Warwickshire, CV10 9SR

Guide Price: £359,000

Backing onto open fields and enjoying far reaching countryside views, this exceptionally well presented three bedroom detached family home is situated within a cul de sac position in a popular village location.

An early internal viewing is strongly recommended.

#### Features

- Spacious lounge
- Open plan kitchen/breakfast room
- Cloakroom WC
- Three excellent size bedrooms
- Main bedroom with en-suite facilities
- Family bathroom
- Driveway leading to garage
- Delightful rear garden
- Countryside views





## Location

The property is situated in a picturesque rural location, 5 miles to the south west of the town of Atherstone. The rural yet accessible location make it an ideal spot for those commuting to and from Birmingham and beyond. The Midlands motorway network is within easy reach with the A5, 1.5 miles away, providing direct routes to both the M42 and M69.

The market town of Atherstone has a host of independent and quirky retail shops alongside banks and supermarkets, both Nuneaton and Atherstone have train stations with direct links into London.



## Accommodation Details - Ground Floor

Entrance porch with door leading to a large lounge with double glazed window to the front elevation, understairs storage cupboard, inset ceiling lighting and door leading off to cloakroom WC. Further door leads into the feature of this property, the open plan kitchen/breakfast room, the kitchen area has a comprehensive range of eye level and base units with ample preparation surfaces, complimentary uplifts alongside built in oven and hob with extractor hood above and a further range of integrated appliances and inset ceiling lighting. There are two sets double glazed French doors to the rear garden which backs onto open fields with delightful views.

## First Floor

From the lounge is a staircase rising to the first floor landing with fitted airing cupboard and doors leading off to all three excellent size bedrooms. The main bedroom having double glazed French doors opening onto the Juliet balcony making the most of the far reaching countryside views and further door leads into the en-suite shower room have tiled flooring and inset ceiling lighting. Access to the two further bedrooms and family bathroom with shower over the bath, complimentary tiling and inset ceiling lighting.









## Outside

To the front of the property is a driveway leading to garage with electrically operated up and over door, also having power and light supply. Side access leads to a delightful lawned rear garden with paved patio. A superb position, backing onto open fields and countryside beyond.



A superb modern detached family home on this small development offered for sale in ready to move into condition, an early internal viewing is strongly recommended.







## 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

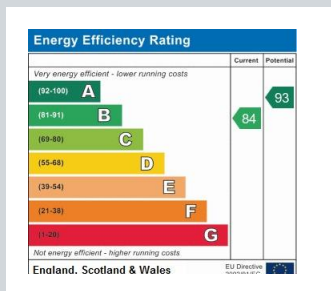
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

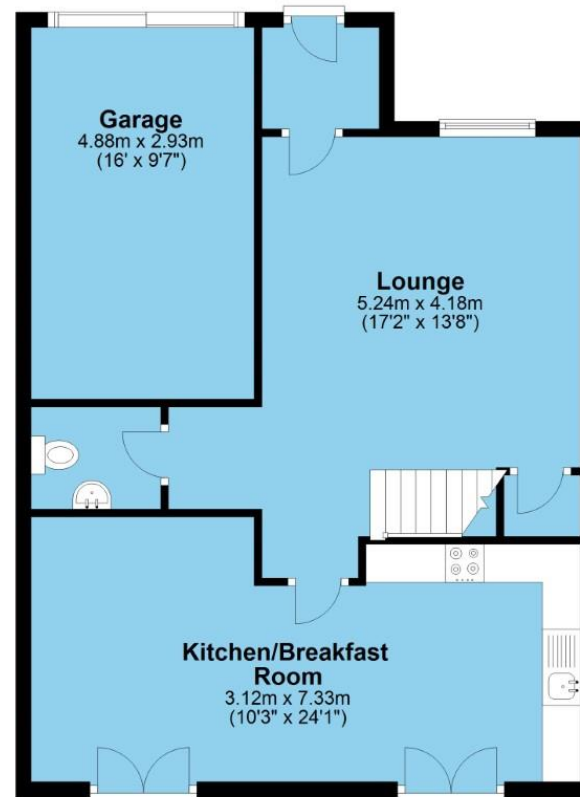
North Warwickshire Borough Council - 01827 715341

## Council Tax

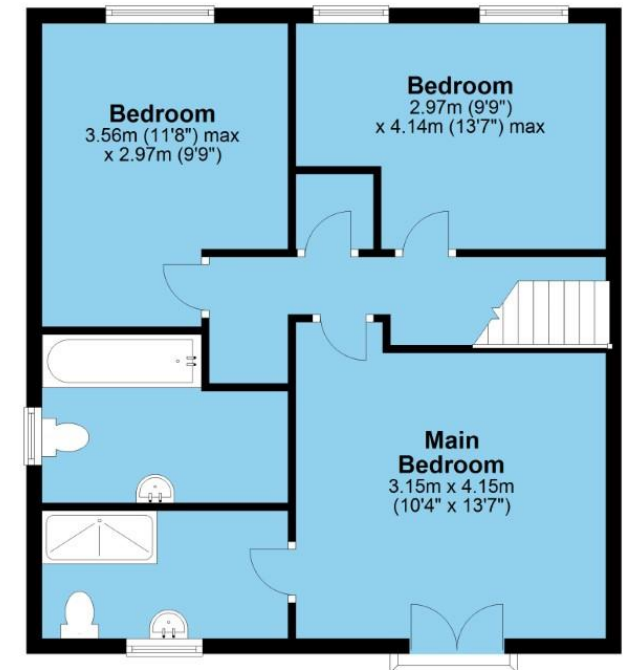
Band - E



## Ground Floor



## First Floor



## Howkins & Harrison

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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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