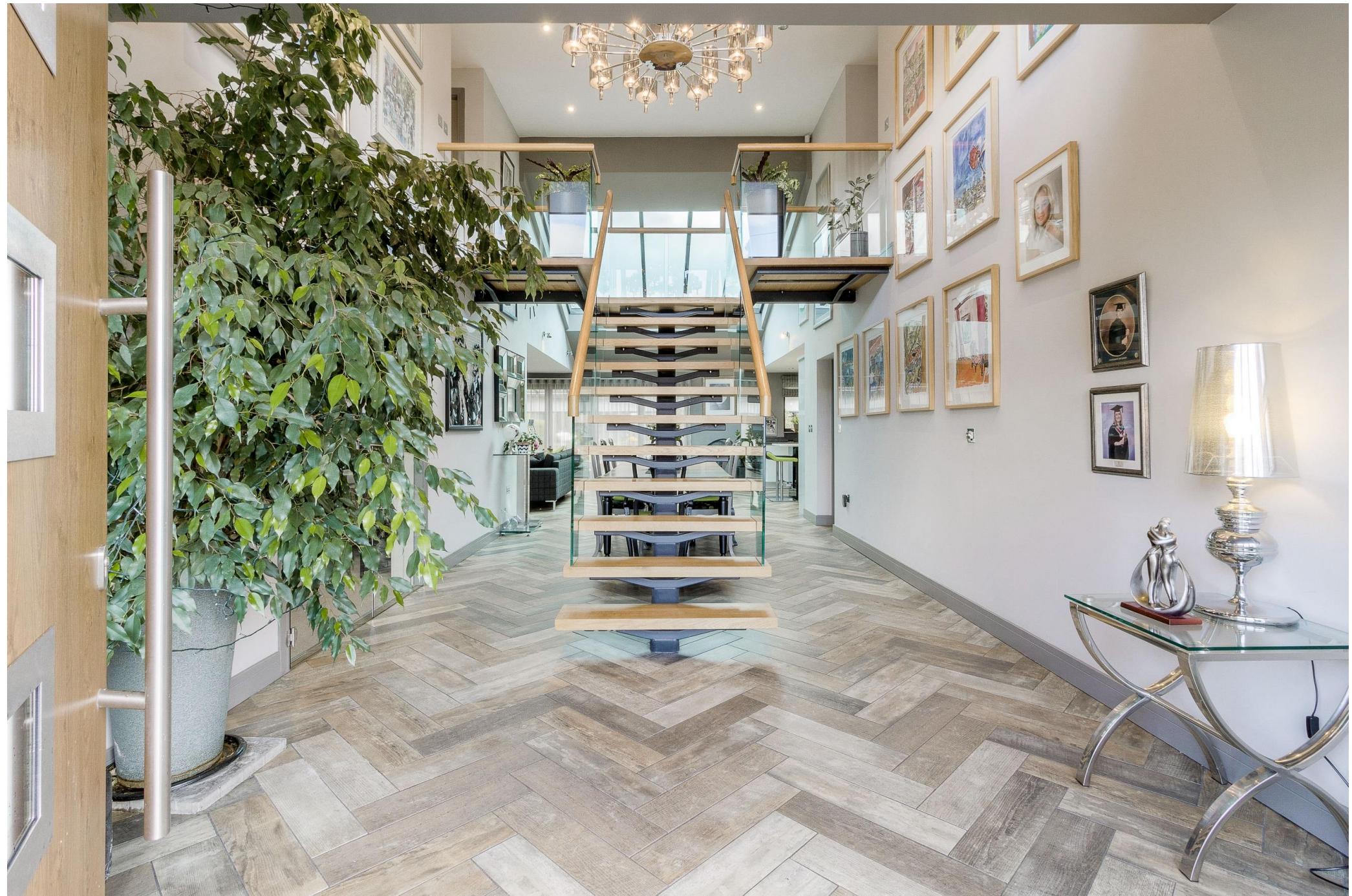




Hanscroft, Back Lane, Shustoke, Warwickshire, B46 2AW

HOWKINS &  
HARRISON



Hanscroft,  
Back Lane, Shustoke,  
Warwickshire, B46 2AW

Guide Price: £950,000

A unique opportunity to purchase a property which is truly like no other. An architect design, where the interior spaces flow, this four bedroom property has been thoughtfully designed to create a bespoke home which offers modern open plan living space. Located within a sought after residential location, having delightful gardens and separate pool house with heated swimming pool.

An early internal viewing is strongly recommended.

## Features

- Premier residential location
- Architect designed bespoke family home
- Impressive entrance into open plan living space
- Four good size bedrooms
- Main bedroom with en-suite facilities
- Delightful rear garden
- Separate pool house with swimming pool
- Auto mist fire safety system
- Garage and good sized driveway



## Location

Located within the village of Shustoke, this impressive property is nestled in idyllic countryside, just 30 minutes drive from Birmingham City Centre. The M6, M6 Toll road and M42 are all within very easy reach and a regular fast train service runs to London Euston from Birmingham International making this ideal for commuters. Trains from Coleshill parkway reach Birmingham New Street within approx 15 minutes and there is also a direct train to Stansted Airport.

Schools in the area include an excellent primary/junior school within the village itself which has had good Ofsted awards. Solihull School, Edgbaston High School for girls, King Edwards School for boys, Milverton House Preparatory School, Dixie Grammar School and Twycross School.

Coleshill – 2.2 miles

Sutton Coldfield – 12.1 miles

Solihull – 11.9 miles

Birmingham – 15.7 miles



## Accommodation Details - Ground Floor

Upon entry to this home you are greeted by a spacious, open plan entrance hall with staircase leading to the galleried landing with vaulted ceiling. The abundance of primary living space in this property is like no other, which is predominantly of an open plan layout, the home flows beautifully from one room to the next. Leading off the entrance hall is the hub of the home, the modern kitchen/breakfast/family room which has a range of quality units, ample preparation surfaces incorporating a Bosch double oven, Bosch gas hob with extractor hood above, a further range of integrated appliances, chef island and full length bi-folding doors creating light and space throughout the room. Also to the ground floor there are glass doors leading into a separate sitting room with floor to ceiling doors and windows to the front elevation and an attractive fireplace with living flame gas fire. A useful utility room gives access to the cloakroom WC and access to the integral garage.





## First Floor

An impressive open staircase with glazed balustrade leads to the split level galleried landing overlooking the ground floor. From here doors lead off to four excellent size bedrooms, with the main bedroom enjoying an en-suite bathroom with panel enclosed bath, low flush WC, vanity wash hand basin, separate tiled shower cubicle, tiled wall surround and skylight window. There is also a separate family bathroom comprising a white suite with shower and screen and skylight window serving the remaining three bedrooms.

## Outside

To the front of the property is a driveway leading to the integral garage, providing parking for several vehicles. Side access leads to the delightful rear garden which is mainly laid to lawn with mature borders and a paved patio area which has an impressive electrically operated full width awning with shutters and heating overlooking the garden. Additionally completing the wow factor is a separate pool house, housing a 30ft x 15ft heated swimming pool alongside a pump room with filtration system and bi folding doors to the garden

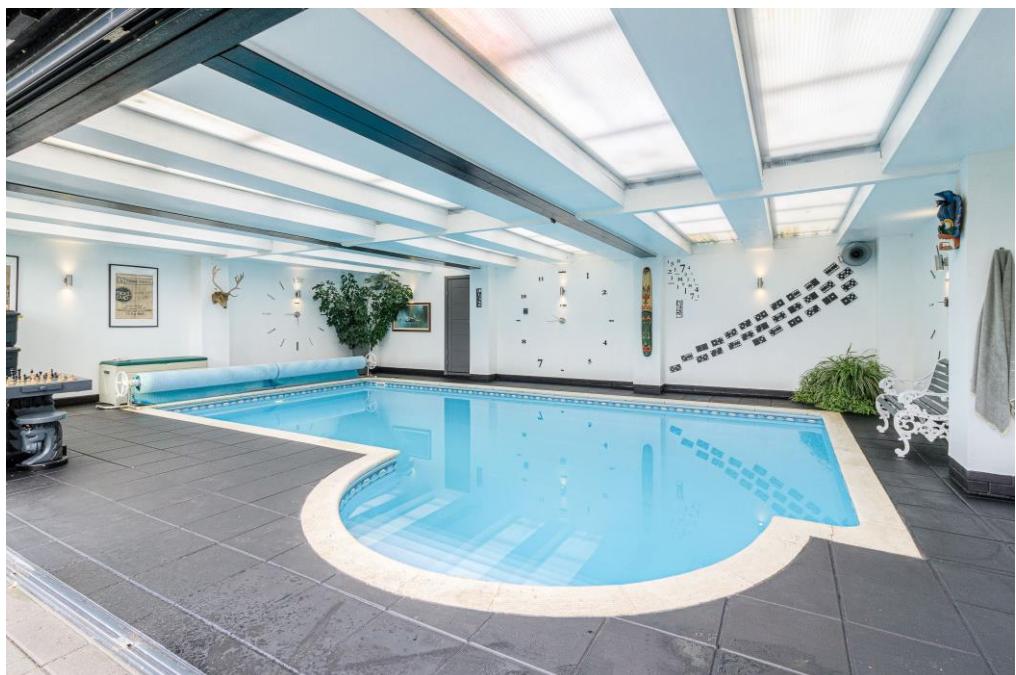


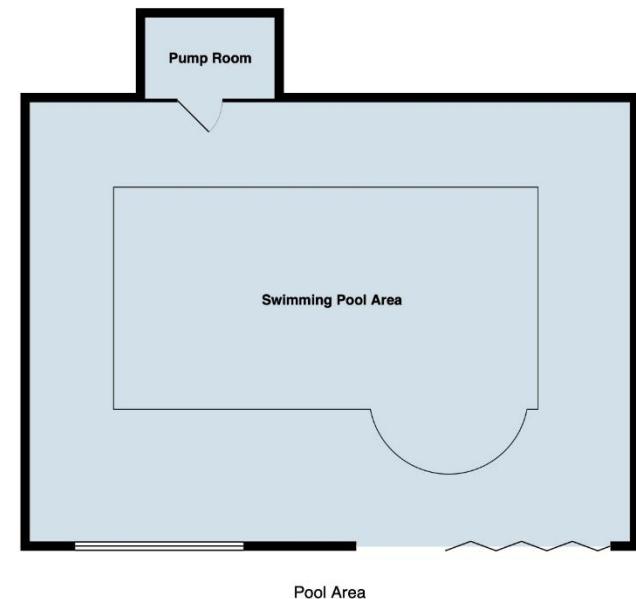
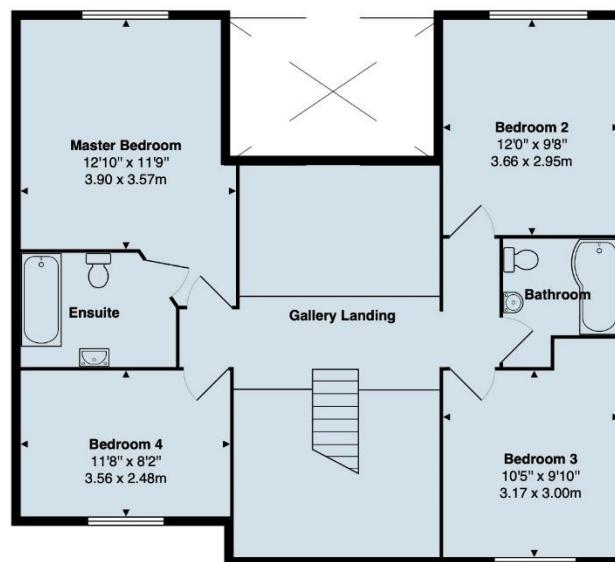
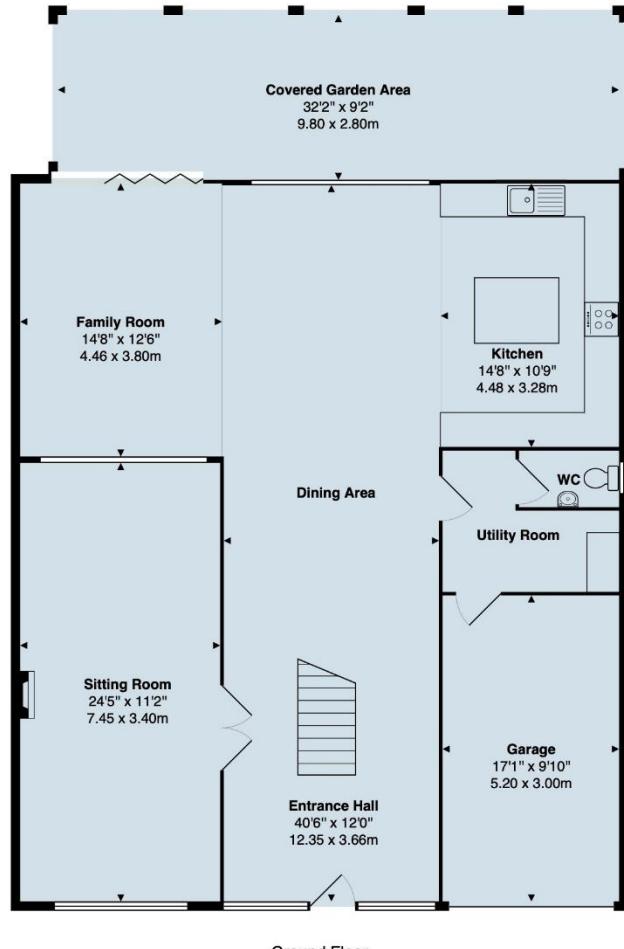
## Agents Note.

The property is fitted with an auto mist fire safety system - please ask for further details if required.









Total Area: 2048 ft<sup>2</sup> ... 190.3 m<sup>2</sup> (excluding garage, covered garden area, swimming pool area, pump room)  
All measurements are approximate and for display purposes only

## 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

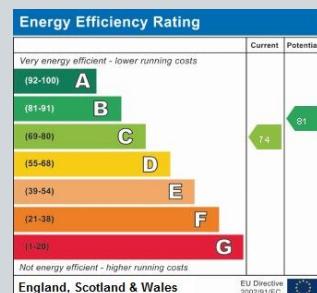
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - 01827 715341

## Council Tax

Band – F



## 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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