



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

HOWKINS &  
HARRISON



Shustoke Cottage,  
Back Lane, Shustoke,  
Warwickshire. B46 2AW

Guide Price: £650,000

A character cottage situated within a sought after village location, having the benefit of two excellent size reception rooms, four bedrooms, two of which have en-suite facilities. Externally the property has delightful gardens, parking for several vehicles, an early internal viewing is strongly recommended.

Features

- Sought after location
- Kitchen/breakfast/dining room
- Four bedrooms, two with en-suites
- Two generous reception rooms
- Exposed beams
- Two fireplaces, one with multi fuel log burner
- Garden room
- Utility room
- Delightful rear garden
- Access to a further plot of land, available at a peppercorn rent of £300 per annum





## 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 and Tamworth making this ideal for commuters. Trains from Coleshill parkway reach Birmingham New Street within approx 18 minutes. Schools in the area include an excellent primary/junior school within the village itself which has had good Ofsted awards. Solihull School, Edgbaton 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 – 10 miles

Solihull – 10 miles

Birmingham – 15.7 miles



## Ground Floor

Entrance hall with staircase rising to the first floor, understairs storage cupboard and doors leading off to: spacious sitting room with double glazed square bay window to the side elevation, two fireplaces, one with open faced brick surround and one having a multi fuel burner fitted. Also, off the entrance hall a door leads off to a bright and spacious dual aspect lounge with windows to the front and side elevations, exposed beams, door to kitchen/breakfast/dining room. The kitchen area has a comprehensive range of limed oak eye level and base units with bevelled edge preparation surfaces, complimentary tiling, built in gas hob with oven below and extractor hood above, integrated dishwasher, tiled flooring and door leading through to a utility room and garden room.









## First Floor

From the hallway the staircase rises off to the first floor landing with doors leading to four excellent size bedrooms. The main bedroom and bedroom two both have en-suite facilities. There is a family bathroom with jacuzzi bath, complimentary tiling and tiled shower cubicle.



## Outside

The property has delightful rear gardens having large paved patio, lawned area and a variety of trees and shrubs, large garden shed. To the side of the property is a driveway providing parking for several vehicles. From the rear garden there is access to a further plot of land mainly laid to lawn, this plot is not owned by the property, the owners pay a peppercorn rent of £300 per annum, (further details can be obtained from Howkins and Harrison).









## Viewing Arrangments

Strictly by prior appointment via the selling agents.  
Contact 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

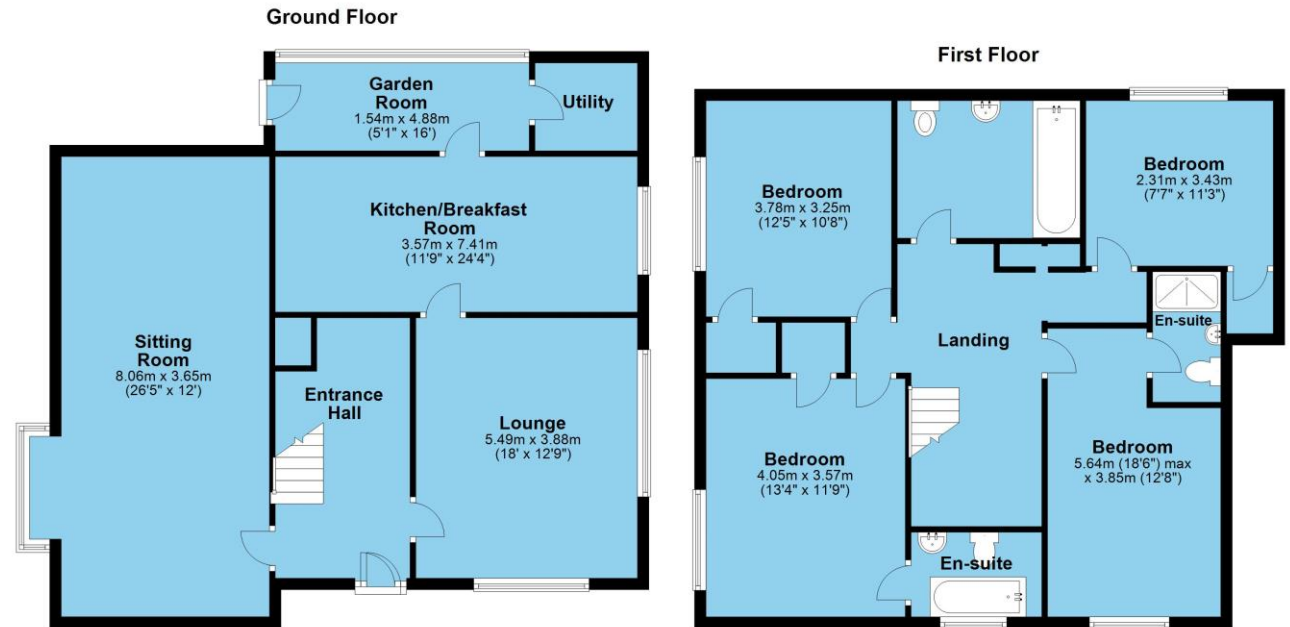
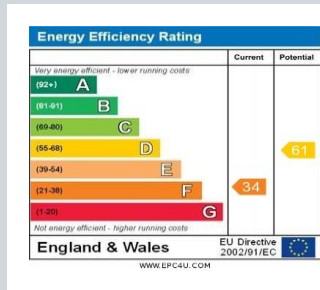
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - 01827 715341

## Council Tax

Band – G.



## 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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