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23 Shrewley Common, Shrewley, Warwick, CV35 7AR

Price guide  
£415,000



An individual four bedroom detached family home located in the sought after village of Shrewley. The accommodation is arranged as follows: Reception hall, cloakroom, modern breakfast kitchen, utility room, spacious and light lounge room, master bedroom with en-suite, three further bedrooms, bathroom, ample driveway and a delightful good sized rear garden. EPC D 59

Set in delightful gardens this individual four bedroom detached home offers deceptively

spacious family accommodation. Shrewley is a small Warwickshire village with a local general store, village Hall and inn and situated approximately two miles from the larger village of Claverdon with, junior and infant school, parish church, transport services, doctors surgery, village hall and two inns. Shrewley is also well placed for access to Warwick, Leamington, Coventry, Stratford upon Avon, Henley in Arden, Lapworth and Solihull, whilst the N.E.C., Birmingham

International Airport and Railway Station are all within half an hour's drive.

### Approach

Via block paved driveway to front entrance door leading into:

### Reception Hall

Two radiators, downlighters, double glazed window to the front aspect, opening to the Kitchen and doors to:





## Cloakroom

White suite comprising low level w.c., wash hand basin, tiled flooring and extractor fan.

## Breakfast Kitchen

5.63m x 2.84m (18'6" x 9'4") Having a range of white gloss wall and base mounted units having black granite work surfaces and upturns over, breakfast bar, one and a half bowl stainless steel sink and drainer unit, tiled flooring, range style dual fuel cooker with

stainless steel splashback and extractor unit over, integrated dishwasher, space for an American style fridge/freezer with a pullout larder unit and tall storage unit to either side, television point, wine rack, under floor heating and double glazed window to front elevation.

## Utility Room

4.60m x 1.30m (15'1" x 4'3") Comprising a run of base units with a high level unit to one end with a granite effect roll edged worktop over in a white finish with inset stainless steel sink

and drainer. Space and plumbing for washing machine, space for tumble dryer, solid oak door providing access to the side of the house with decorative inset glazed panel, recessed lighting, radiator and a tiled floor.

## Spacious Living Room

With two Velux windows to rear elevation, two sets of double glazed french doors leading out to the garden, two radiators, television point, telephone point, exposed brick wall and stairs rising to first floor landing.





## First Floor Landing

Two access to roof space, downlighters and doors to:

## Bedroom One

4.19m x 2.85m (13'9" x 9'4") Radiator, downlighters and a double glazed window to the front aspect. Door to:

## En-Suite

Suite comprising low level flush WC, pedestal hand wash basin and a tiled shower enclosure

with shower system and a glazed shower screen, heated towel rail, extractor fan and tiled flooring.

## Bedroom Two

3.19m x 2.44m plus 1.67m x 1.61m (10'6" x 8'0" plus 5'6" x 5'3") The room has two sections the first providing space for a study area or wardrobes with recessed lighting and then the main section has a radiator and a double glazed window to the front elevation.

## Bedroom Three

3.37m x 2.84m (11'1" x 9'4") Radiator, downlighters and a double glazed window to the rear aspect

## Bedroom Four

2.64m x 2.39m (8'8" x 7'10") Radiator, downlighters and a double glazed window to the rear aspect.

## Bathroom





Suite in white comprising low level flush WC, vanity unit with inset hand wash basin with chrome taps over and a 'P' shaped panelled bath with curved glazed shower screen and wall mounted shower over with fully tiled surround. Chrome towel radiator, tiled flooring, extractor fan and recessed spotlights.

### Outside

The property is approached via a brick driveway providing excellent off road parking,

enclosed with an established hedgerow and timber fencing. Access on both sides of the garden with a useful lean-to store to one side.

### Rear Garden

Having a paved patio area to the rear of the house leading to an expanse of mainly laid to lawn gardens with stocked areas. The perimeter is marked by low level timber fences and established hedgerows.

### Services

Mains electricity, water and drainage are understood to be connected to the property. Heating is by way of an LPG system.



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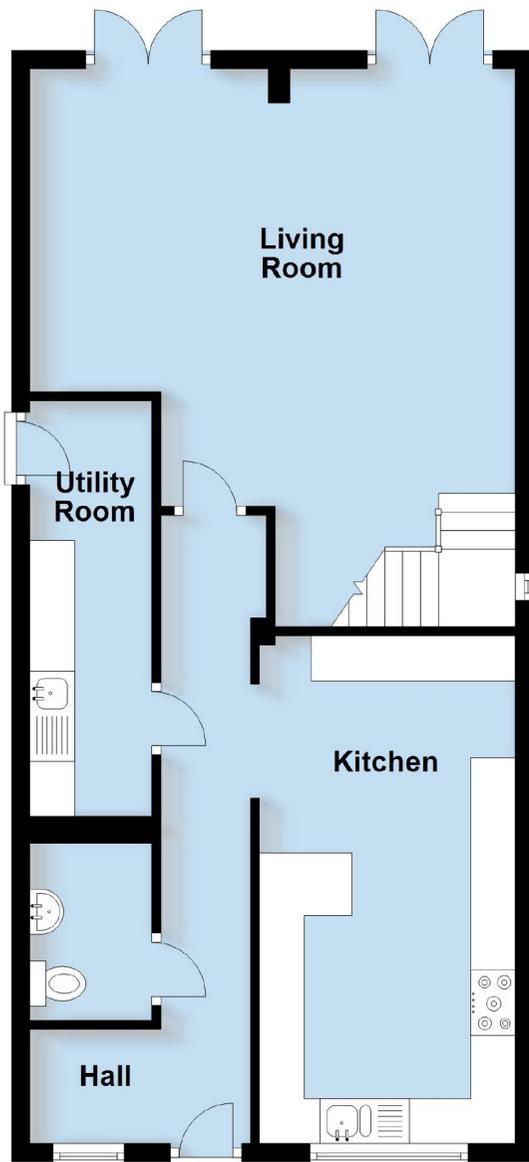
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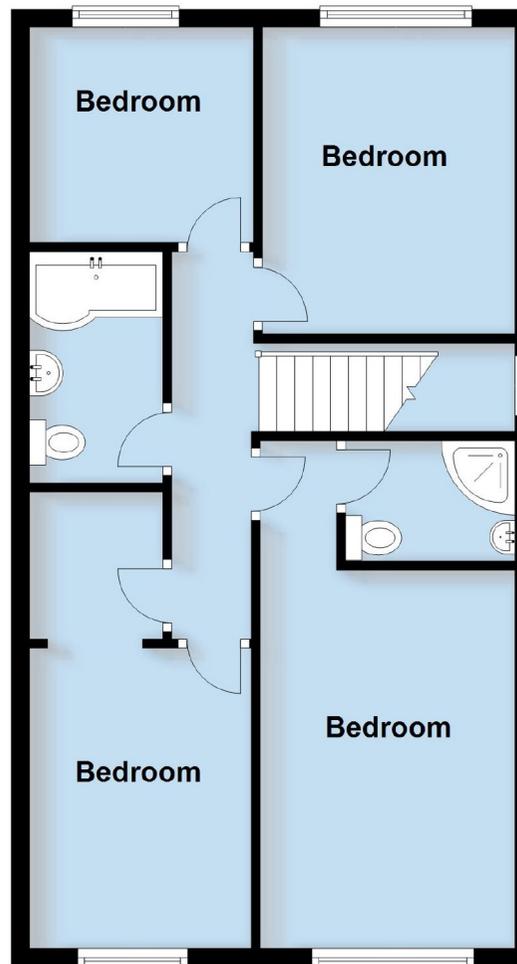
## Ground Floor

Approx. 64.6 sq. metres (694.8 sq. feet)



## First Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 119.9 sq. metres (1290.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(2-10) <b>A</b>
(81-91) <b>B</b>			(11-20) <b>B</b>
(69-80) <b>C</b>			(21-30) <b>C</b>
(55-68) <b>D</b>			(31-40) <b>D</b>
(39-54) <b>E</b>	59	73	(41-50) <b>E</b>
(21-38) <b>F</b>			(51-60) <b>F</b>
(1-20) <b>G</b>			(61-70) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,  
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