



193 Station Road
Coleshill | Birmingham | Warwickshire | B46 2JG

FINE & COUNTRY

193 STATION ROAD



Occupying a spacious end plot of 0.3 acres on the edge of a small village called Nether Whitacre in the North Warwickshire Countryside by the River Tame surrounded by fields, is 193 Station Road. A unique 1950's Dormer Bungalow with over 1,800 sq. ft of accommodation, with an indoor heated swimming pool added by the current owner. There are three bedrooms, including a spacious first floor principal suite with en-suite, generous ground floor living accommodation and a family bathroom with separate shower. There is also an open plan kitchen and dining area with built in appliances, a centre hob and high vaulted ceiling offering plenty of natural light flowing through to the main dining area - with a recently added integral double garage to the side.

Ideally located for road, rail, and airport links, 193 Station Road briefly comprises of a large private frontage with ample parking and a further soon to be gated storage area to the side of the integral double garage, also with plenty of internal space and storage. As you enter the property you are immediately taken with the light and spacious reception hall with the two double bedrooms leading off and the glass partitioned wall at the end looks through to the living room with beautiful views across the garden.

Ground Floor.

The two spacious double bedrooms are situated at the front of the bungalow and have views across the private driveway. There is a fabulous open plan lounge/social/second dining area with feature fireplace and beautiful views across the rear garden and patio. At the end of the hallway, to the left, you have the entrance leading to the open plan dining/kitchen area with plenty of natural light entering through the Velux windows situated above in the high vaulted ceiling. There are built in appliances and a centre hob, and at the end is the tastefully designed modern family bathroom with separate shower area. The indoor heated swimming pool located at the rear of the property area has its own external access and can also be accessed via the main kitchen/dining area.





Seller Insight

“ 193 Station Road, is a unique dormer bungalow with an indoor heated swimming pool situated in the beautiful small village of Nether Whitacre in the North Warwickshire countryside, and at the time of searching for their first home together more than suited the current owner's needs. What was important was the location for commuting for work at that time being Coventry, also having great access to M42 & M6 motorways. The amount of land the bungalow was sat on, even though not being keen gardeners, and being the end plot offered huge scope to extend and also offered the privacy factor, and the size of the property at the time allowed them to combine their two homes without much difficulty ”

The existing 1950's bungalow had no heating upstairs and was a project room, there was a solid fuel boiler in the dining room with an open fire in the lounge due to there being no mains gas at the time, but has now been brought to the area and the property now benefits from gas central heating, and the upstairs has been converted in to a spacious principle bedroom with ensuite and has views to the front and rear of the property.

With many improvements since 1988 the first being the addition of the indoor heated swimming pool then a new kitchen, bathroom, internal roof insulation, solar panels, and a new central heating system so both showers can operate simultaneously without loss of pressure. More recently decided to add an integral double garage, external wall insulation and in 2017 replaced the double glazing throughout which really helps with the sound of any passing trains.

Nether Whitacre is a pleasant small village with a couple of pubs within easy walking distance – one a traditional pub and the other a very nice bistro restaurant pub. In the other direction, there is a small general store and post box also within easy walking distance. There is no public transport but Coleshill – with its range of shops, cafes and restaurants, is a couple of miles away a 45 minute walk if you are feeling energetic and don't mind walking along the main road (there are pavements all along the route), or a 5 minute drive. The current owner will miss the neighbours and living here as they really do look out for each other. There is also a wonderful local walking group that meet every Friday afternoon and walk the plentiful local footpaths and lanes.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







“ It is a home where all rooms are appreciated, but favourite room being the main lounge being able to sit and watch the bird's feed. Rabbits are often seen on the lawn with the local muntjac grazing in the garden and occasional sightings of the local fox passing through. The home has a lot of space for family gatherings and special occasions, and especially the indoor swimming pool and outdoor area with a lawn and patio is great for hosting parties and has been the most popular venue for the nephews and nieces (and now the great nephews and nieces) to hold their birthday parties. Over the years held many parties – the most memorable one being one of the nephews 30th birthday, with a bouncy castle on the lawn for both adults and kids, and, when I retired, an all afternoon/evening event with a marquee on the back lawn and BBQ on the pool patio – with garage served as the buffet as it rained for much of the day! But has made lasting memories for the family and friends.











First Floor.

The principal Suite has plenty of open storage space that's separated from the main bedroom area by fitted wardrobes and staircase. As you walk into the main suite, that at present is being used as an office and principal bedroom due to its enormous size, there is an en-suite to the left.







Outside.

This property benefits from a very wide private frontage offering ample off-road parking on the immaculate driveway lined with tall leylandii trees that gives 193 the privacy factor. They run all the way to the side of the plot, where the planned secure gated storage area is located for your motor home or caravan at the side of the integral double garage. This leads through to the spacious and completely private BBQ and sun terrace area that's hidden away, that also opens up from the indoor swimming pool and is great area for relaxing. There is a delightful rear garden lined with conifers and an array of well-established shrubs and flowers that in the summer are stunning when in bloom. There is second terrace area in front of the French doors leading from the lounge which is a beautiful sun trap in the summer months.

“ The garden area is large but designed to be as little effort as possible, and as mentioned not being a keen gardener, once a fortnight the lawns are trimmed and leylandii hedge at the front and the other shrubs around the property are taken care of by the local gardener and his son.







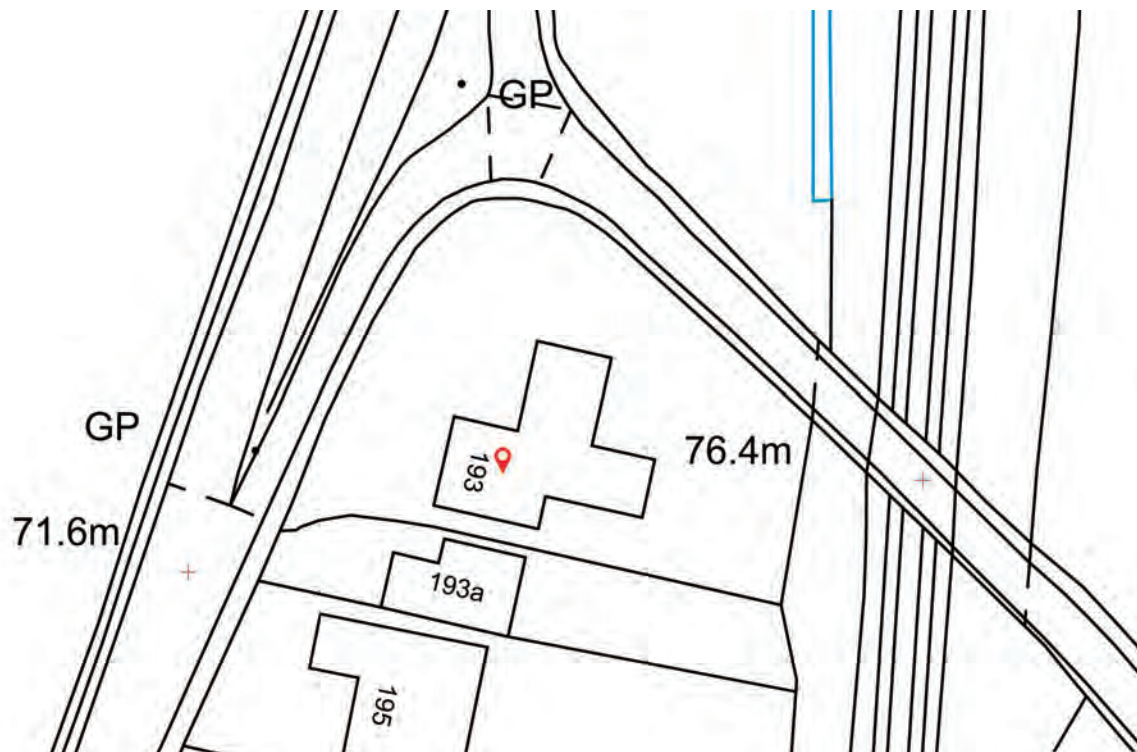
NETHER WHITACRE

Nether Whitacre is in the upper valley of the river Tame on its eastern side and very close to the ancient coaching & market town of Coleshill with an abundance of exclusive shops, supermarkets, restaurants, hotels, and historic coaching the small village is situated some 12 miles east of Birmingham and Northwest of Coventry with surrounding areas of Solihull, Meriden, and Nuneaton within in easy reach. The borough Benefits from a number of outstanding state schools as well as a variety of well-regarded independent schools.

The small town itself has an abundance of beautiful country walks, local pubs and is near Kingsbury water park that caters for many leisure activities.

Finally, Nether Whitacre has ease of access for the Birmingham Rail Station and Airport, National Exhibition Centre, National Indoor Arena, Genting Arena and the fabulous Resorts World with many Outlet stores, 18 Stylish bars and Restaurants, an 11 screen Cinema and an exhilarating international casino and hotel - all of which has a transport network which is second to none, linking the area to London via the M6/M1, the South M42/M5, and access to the North along the M6 corridor.





Services

Mains Gas, Electricity, water and drainage
Telephone with fibre broad band

Tenure

Freehold

EPC

C

Council Tax Band

F

Local Authority

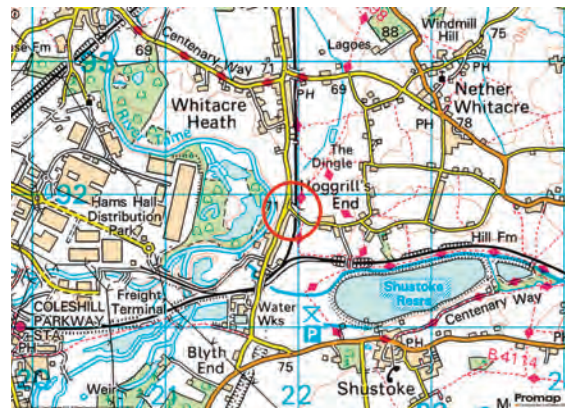
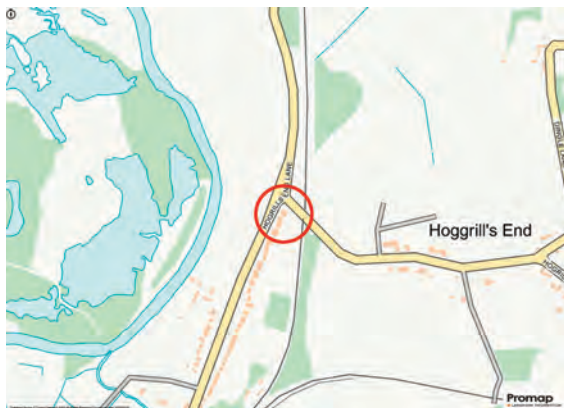
North Warwickshire borough County Council

Agents Notes

There are covenants on the property. Please ask the agent for further details.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Solihull & Redditch on 0121 746 6400 & Matthew Lowe on 07709 998555



Ground Floor

Approx. 197.2 sq. metres (2122.3 sq. feet)

Approximate Gross Internal Area = 194.91 sq m / 2098.00 sq ft
Garage Area = 38.92 sq m / 419.00 sq ft
Total Area = 233.8 sq m / 2517.6 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

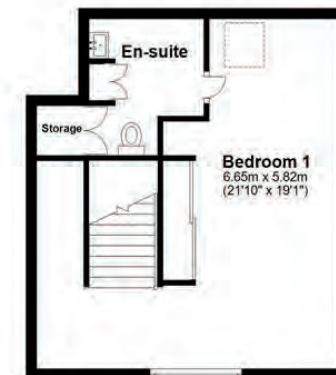


Total area: approx. 233.9 sq. metres (2517.6 sq. feet)

This floor plan is not to scale and is for illustration/marketing purposes only.
Plan produced using PlanUp.

First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		85 B
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





MATTHEW LOWE
PARTNER AGENT

Fine & Country Solihull

07709 998 555

email: matthew.lowe@fineandcountry.com

I have spent over 25 years in the Luxury Property market all over the world, after relocating back to my hometown of Lapworth for my children's education I have partnered with Fine & Country and I focus on not just the home but implementing what I have learnt from working with high net worth clients worldwide. My extensive knowledge of local and the surrounding areas, and the lifestyle that goes with it due to living in the area helps me to build maximum value and help guide the new homeowner through the process and settle into their new home quickly and comfortably. I firmly believe that to stand out from the rest you have to have a proactive approach and differentiate yourself and being a marketing expert in the luxury market and my presence on social media channels gives me the ability to market your property with absolute focus on exposure, presentation and service.

YOU CAN FOLLOW US ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Zenith House, Highlands Road, Solihull B90 4PD

