

**Auction**

2 bed cottage to buy in CV7

Green End, Fillongley, Coventry,
Warwickshire, CV7 8PH

£205,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A fantastic opportunity to acquire a charming semi-detached cottage, positioned within a delightful semi-rural setting on Gorsey Green Lane, Fillongley and offered for sale by auction. The property provides an exciting prospect for buyers looking for a character home with plenty of scope to personalise and enhance.

Set within the Warwickshire countryside, 2 Green End Cottages enjoys a peaceful position with the benefits of rural living while remaining accessible to Fillongley and the surrounding towns and road networks. Gorsey Green Lane itself is a particularly small residential setting, adding to the property's tucked-away feel.

The accommodation begins with an entrance leading into the kitchen, with the ground floor providing an excellent amount of living space. The main living room is a good-sized reception area, while a separate dining room provides further flexibility for family dining or entertaining. There is also an additional lounge, which could equally lend itself to use as a snug, home office or occasional room depending on the purchaser's requirements.

A particularly useful feature is the provision of a ground-floor bathroom together with a separate WC, completing the accommodation on this level.

To the first floor are two well-proportioned bedrooms, including a particularly generous principal bedroom, creating comfortable sleeping accommodation while retaining the traditional cottage feel of the property.

Externally is where this opportunity becomes particularly interesting. The property benefits from a substantial detached garage, offering excellent storage, workshop or vehicle space and providing a valuable addition to a countryside home. The property's setting and outside space further enhance its appeal and offer plenty of potential for a purchaser looking to create something special.

The surrounding location is officially classified as a rural hamlet/isolated-dwellings setting and sits within the Fillongley parish of North Warwickshire, making this an excellent choice for purchasers wanting a quieter lifestyle away from more densely populated residential areas.

Offered for sale by auction, this is an exciting opportunity for investors, developers or owner-occupiers alike to acquire a characterful semi-detached cottage in a wonderful semi-rural location. With versatile accommodation, two bedrooms, multiple reception areas and an impressive detached garage, early viewing is strongly recommended to appreciate the setting and potential on offer.

Green End Cottages enjoys a delightful semi-rural position on Gorsey Green Lane, on the outskirts of the highly regarded Warwickshire village of Fillongley. Surrounded by attractive countryside and enjoying a more peaceful, rural feel, the setting is ideal for buyers looking to escape the hustle and bustle while remaining within convenient reach of Coventry, Nuneaton, Coleshill and Birmingham.

Fillongley is a charming North Warwickshire village centred around the B4098 and B4102, providing useful road connections towards Coventry, Tamworth, Nuneaton and Solihull. The surrounding area is characterised by open countryside, farmland and scattered hamlets, giving this particular location a genuine country feel.

For families, Bournebrook CofE Primary School is situated within Fillongley, while secondary schooling is available within the surrounding area, including The Coleshill School. Buyers are advised to confirm individual catchment and admissions arrangements directly with the relevant schools.

Despite its rural surroundings, the property remains well positioned for commuters. Birmingham International and Coleshill Parkway railway stations are both approximately 7.5km away, providing wider rail connections, while the area's road network gives convenient access towards Birmingham Airport, the NEC and the wider Midlands motorway network.

For those who enjoy the outdoors, the surrounding Warwickshire countryside provides plenty of opportunities for walking and cycling, while Fillongley Park offers additional recreational space within the village.

Overall, Gorsey Green Lane offers an increasingly rare combination of peaceful countryside living and accessibility, making it a particularly appealing setting for families, professionals and anyone looking for a home with a more rural lifestyle without feeling completely isolated.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £205,000

Property Type: Cottage

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

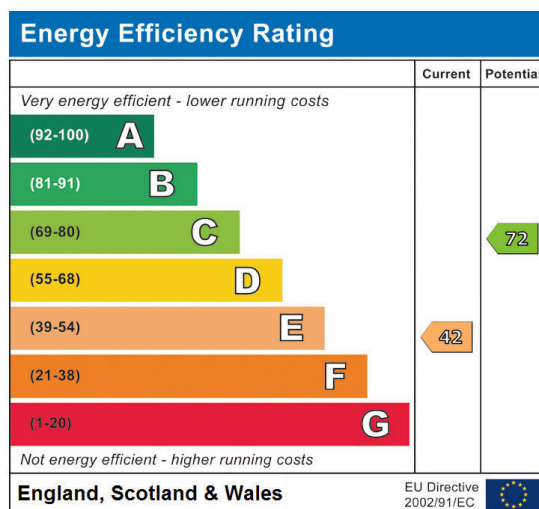
Water meter: Yes

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Green End, Fillongley, Coventry, Warwickshire, CV7 8PH

Contact your local branch today for more information on this property:

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