



Cottage

**3, LANSDOWN MEWS  
HOGGRILLS END LANE,  
NETHER WHITACRE,  
COLESHILL, B46 2DD**

**£1,050**

#### FEATURES

- Stunning Mews Property
- Spacious Open Plan Living
- Kitchen With Appliances
- EV Charge Point
- Completely Refurbished
- Peaceful Rural Location
- Off Road Parking
- Pets Considered



**HOWKINS &  
HARRISON**

# 1 Bedroom Cottage located in Coleshill

This stunning mews property has been renovated to an exacting standard and occupies a peaceful rural spot in the desirable village of Nether Whitacre. Light and airy throughout the property features a spacious open plan living/dining room with a contemporary kitchen complete with appliances, a striking shower room and double bedroom. Externally the property benefits from a small patio garden together with access to the manicured extensive grounds, off road parking and an EV charging point. Pets considered. Awaiting Council Tax banding. EPC C. Gas Central Heating. Ready within two weeks of application. Fully managed by Howkins & Harrison

Call us on  
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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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