



136, Hurley Common, Hurley, Atherstone, CV9 2LR

HOWKINS &
HARRISON

136, Hurley Common,
Hurley,
Atherstone, CV9 2LR

Guide Price: £375,000

A thoughtfully renovated and extended, semi-detached home occupying a generous plot with an exceptional rear garden, off road parking and a superb village location. Offering two reception rooms, a modern fitted kitchen with separate utility/WC, two double bedrooms and a contemporary family bathroom, this beautifully presented home is ready to move straight into.

Having been comprehensively updated by the current owners, the property successfully blends traditional character with stylish modern finishes, creating a home ideally suited to first-time buyers, professional couples, downsizers or small families alike. Positioned in the sought-after village of Hurley Common, the property enjoys open countryside to the rear whilst remaining within easy reach of the A5, M42, Tamworth, Atherstone and Nuneaton, making it an excellent choice for commuters.



Location

Hurley Common is a small and highly regarded Warwickshire hamlet, offering an enviable balance of peaceful countryside living and excellent connectivity. Surrounded by open farmland and rural walks, the area provides a relaxed village atmosphere while remaining conveniently close to the neighbouring villages of Hurley and Wood End, where a range of everyday amenities can be found. More comprehensive shopping, leisure and educational facilities are available in the nearby market town of Atherstone and the larger town of Tamworth. The area is particularly popular with commuters thanks to its easy access to the A5 and M42, placing Birmingham, Coventry, Leicester and the wider Midlands motorway network within comfortable reach.

Distances:

Atherstone – 6 miles

Tamworth – 7 miles

Coventry – 20 miles

M42 (Junction 10) – 4 miles

A5 – 2 miles

Birmingham Airport & NEC – approximately 18 miles



Accommodation Details - Ground Floor

A canopied side entrance door opens directly into the spacious living room, an inviting reception space that immediately showcases the home's tasteful renovation. Flooded with natural light from the front-facing window, the room enjoys a bright and airy feel and is centred around an attractive exposed brick fireplace housing a log-burning stove beneath a solid timber mantel, creating a charming focal point that perfectly complements the property's blend of character and contemporary styling. The staircase rises to the first floor from the living room, enhancing the open and sociable feel of the space. To the front of the property, a door leads into the second reception room, a sitting or dining room. Offering excellent versatility, this well-proportioned room features an attractive period-style fireplace and provides an ideal space for formal dining, a cosy snug, home office or additional family living, depending on individual requirements. To the rear of the living room, the accommodation flows through to the modern fitted kitchen, beautifully appointed with a

comprehensive range of contemporary shaker-style units complemented by contrasting work surfaces, integrated appliances and stylish tiled splashbacks. A courtesy door provides access to the rear garden and there is a practical utility area incorporating a useful ground floor WC.

First Floor

The staircase rises from the living room to the first-floor landing, where there are two generous double bedrooms, both enjoying comfortable proportions and excellent natural light. Completing the accommodation is the impressive family bathroom, a particular feature of the home. Beautifully finished with contemporary fittings, it comprises a panelled bath, a separate walk-in shower enclosure, twin vanity wash hand basins, WC and a heated towel radiator, creating a luxurious space for everyday family living.



Outside

To the front of the property, a generous block paved driveway provides ample off-road parking for multiple vehicles, creating an attractive approach to the home. A gated side access leads to the rear garden, where a spacious block paved patio provides an ideal setting for outdoor dining, entertaining and relaxing. Beyond, the garden extends into a generous lawn bordered by mature hedging, established trees and well-stocked planting, creating a wonderful sense of privacy and seclusion. Towards the far end, the garden becomes increasingly natural, offering a peaceful woodland-style area that enhances the property's attractive rural setting. Rarely found with a home of this type, the outside space provides excellent scope for family enjoyment, gardening enthusiasts or simply unwinding in a tranquil environment, with open countryside beyond adding to the overall appeal.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Agents Comments

This is a home that genuinely allows its next owners to move straight in and enjoy. New floor coverings throughout, stylish contemporary décor and a careful balance of character features and modern finishes create a bright, welcoming interior, while outside the generous block paved patio, impressive lengthy rear garden and substantial block paved driveway combine to offer exceptional outside space that is seldom found with homes of this style.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

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. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

Tamworth Borough Council - Tel:01827 709709

Council Tax

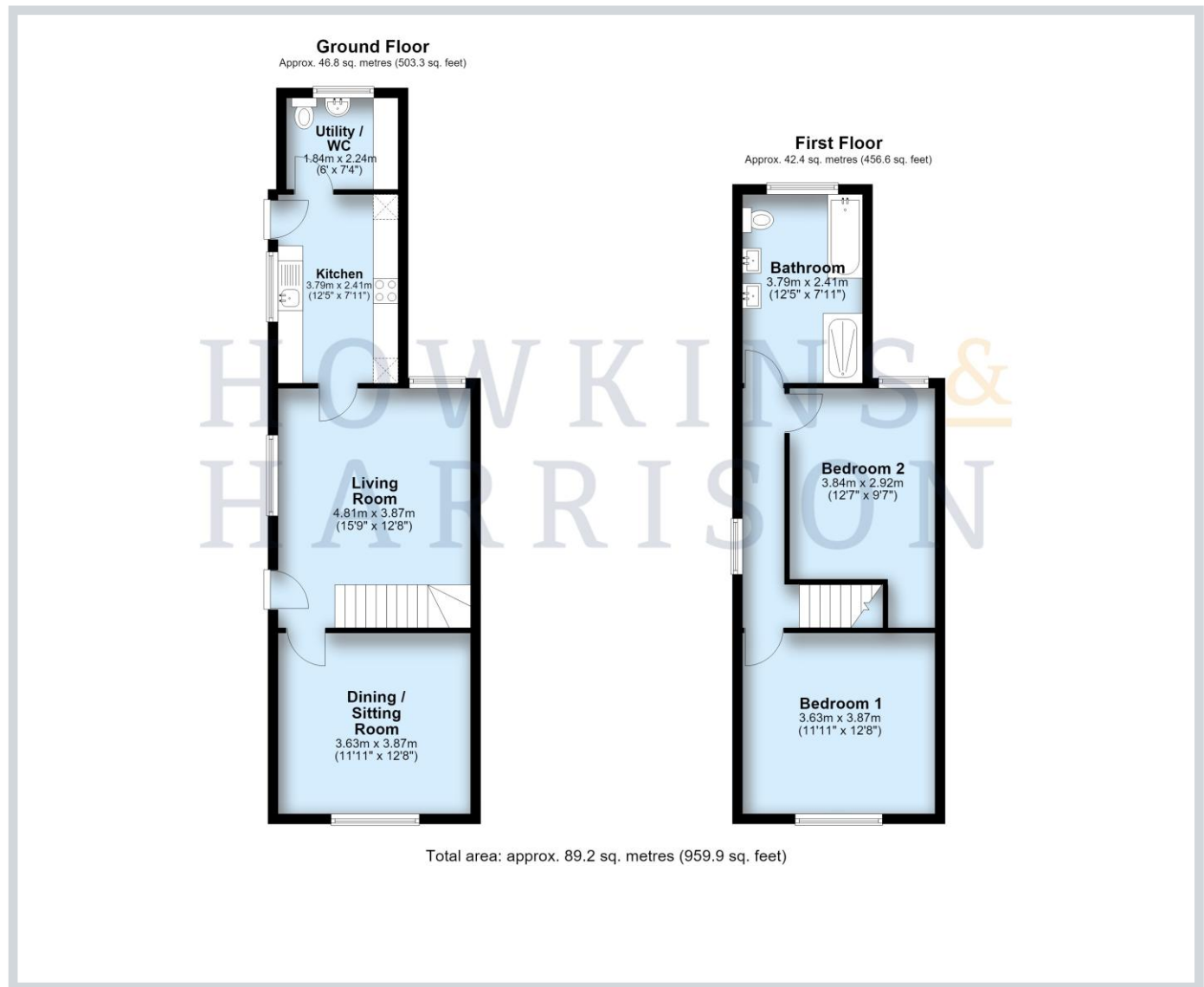
Band - E

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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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