



Smiths
your property experts

Plot 4

Red Lion Court, Pinwall

- Exceptional detached home in an exclusive development
- Located in the charming and rural village of Pinwall
- Beautiful open-plan kitchen and a separate utility room
- Two reception rooms including a sitting room with bi-fold doors
- Four good-sized bedrooms and two bathrooms
- Two parking spaces and a carport
- Gross floor area approximately 1,700 square feet
- Impressive Eco credentials including Air Source heating

General Description

Smiths Property Experts are favoured with instruction to market this exclusive and exciting development of five bespoke family homes in the charming and rural village of Pinwall. The site, which was historically a well-known local pub, is being converted into residential detached properties. The development will consist of four exceptional new homes as well as the sympathetic conversion of the original pub. Each property will come with private parking, carports, gardens, and beautiful views of the surrounding countryside.







Plot 4

A detached property with four bedrooms, two bathrooms, and three reception areas, including an open-plan kitchen with bi-fold doors and access to a utility room. The gross floor area measures approximately 1,700 square feet. The property has two parking spaces and a carport.

Eco Credentials

The properties offer generous living space and impressive Eco credentials, including Air Source heating, underfloor heating, PV solar panels, MVHR heat recovery ventilation system and a rainwater harvesting system. There is also a provision for a battery store should a purchaser wish to add one.

The Location

Pinwall is a charming rural village situated close to the desirable areas of Sheepy Magna, Twycross and Market Bosworth, as well as the market town of Atherstone. The village boasts excellent transportation links to nearby cities like Birmingham, Derby, Nottingham, and Leicester, with Atherstone station just 2 miles away offering a direct line to London St Pancras. Additionally, Birmingham and East Midlands airports are conveniently located within 20-25 miles. The local area offers a fantastic selection of state and independent schools.







Property Information

EPC Rating: A.

Tenure: Freehold. Maintenance circa £150 per annum.

Council Tax Band: TBC.

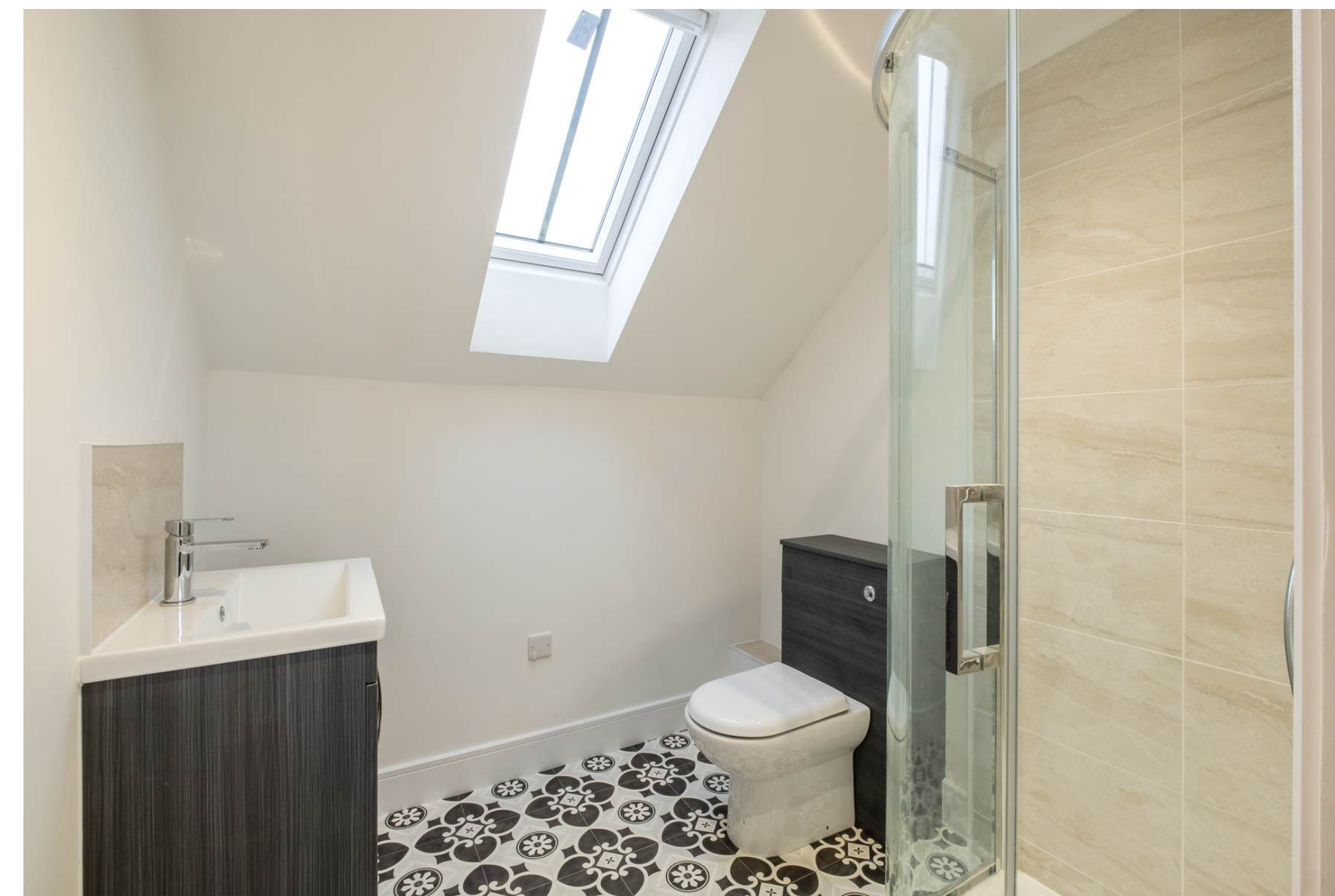
Local Authority: Hinckley & Bosworth Borough Council.

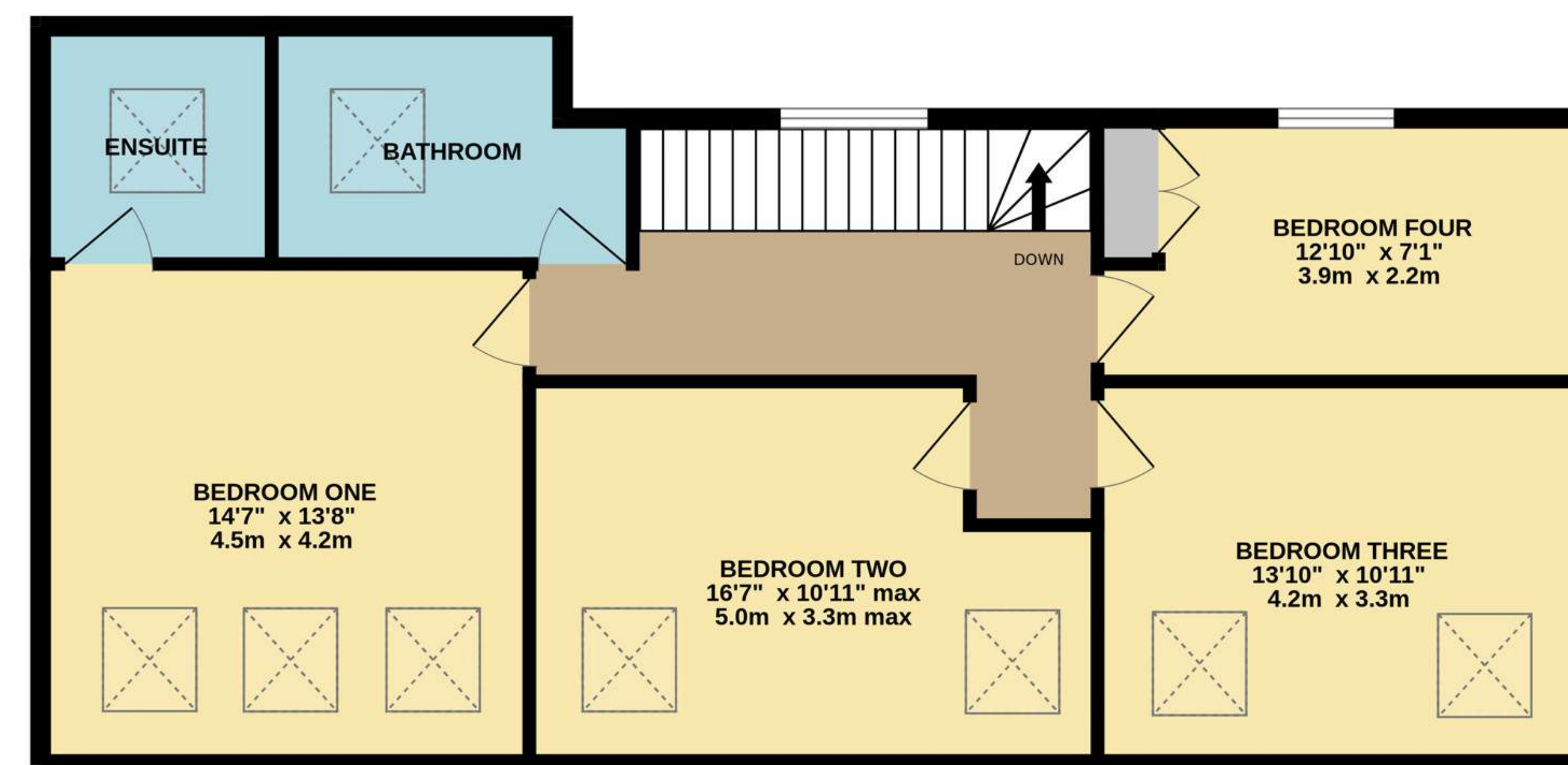
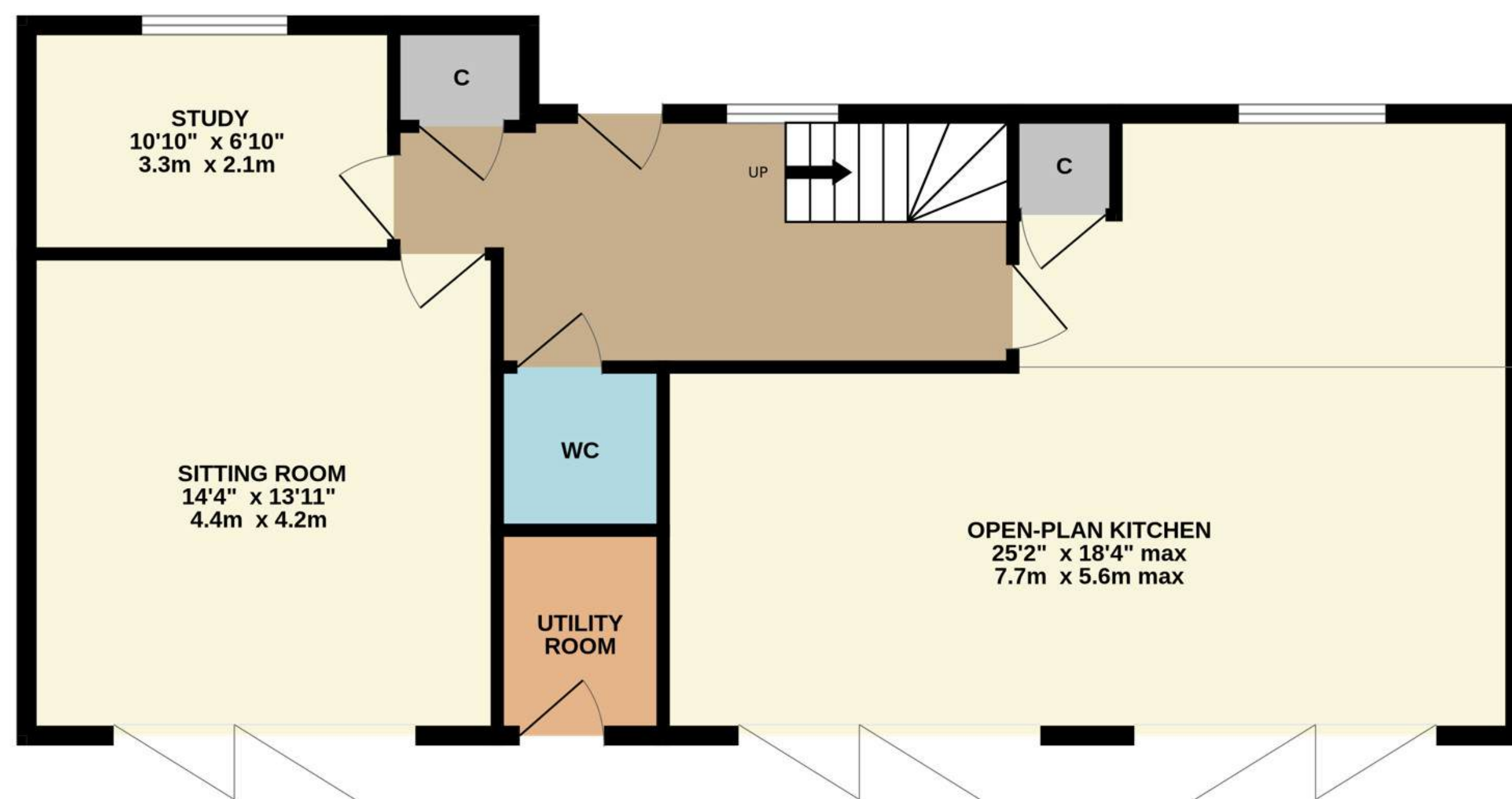
Important Information

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. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. 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. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1708 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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