



PACKINGTON  
ESTATE

Property

## UNFURNISHED PROPERTY TO LET



### WARREN COTTAGE MAXSTOKE LANE MERIDEN, WARWICKSHIRE CV7 7JW

- ★ 3 bedroom detached cottage
- ★ Rural location
- ★ Two reception rooms
- ★ Fitted kitchen
- ★ Lawned garden with outbuildings
- ★ Private drive with parking

Packington Hall  
Meriden  
Warwickshire CV7 7HF

T: 01676 522020  
F: 01676 523399

[packingtonestate.co.uk](http://packingtonestate.co.uk)



**Directors**

Lord Aylesford, Lady Aylesford, Lord Guernsey  
N. Barlow BSc (Hons) FRICS FAAV (Agent)  
R. Stone FRICS FAAV

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Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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### **LOCATION**

The property is in a secluded rural location yet conveniently only approximately 5 minutes drive from the village of Meriden and is no more than a fifteen minute drive from the NEC, International Railway and Airport and M42/M6 and M6 Toll.

Meriden village is approximately 2 miles away providing local amenities - shops, schools, library, etc.

### **DESCRIPTION**

This traditional cottage is of brick construction with a tiled roof and oil fired central heating throughout.

There is plenty of character within the property with exposed timber beams in all rooms. The property is surrounded by farmland and has a large garden to accompany it.

The accommodation comprises, on the ground floor, entrance hall, kitchen, utility, dining room, living room, study and a bedroom with en-suite. On the first floor, there are two further bedrooms and a bathroom. In more detail:-

*Please note that the measurements for the following rooms are all approximate.*

### **GROUND FLOOR**

#### **Entrance Hall**

**3.58m (max) x 1.85m (max) (11'8" x 6')**

Part glazed wooden front door leading from the patio area into the hallway with quarry floor tiles, radiator and doors leading off to:

#### **Kitchen**

**2.67m (max) x 2.98m (max) (8'9" x 9'9")**

With fitted kitchen units, black granite effect worktop, fitted electric oven, ceramic hob and extract, and fridge space. Double glazed window and triple spotlights.





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### Utility

**2.16m x 3.5m (7'1"x 11'5")** with fitted units, black granite effect worktop and spaces for dishwasher, washing machine and tumble dryer. Worcester oil-fired boiler. Double glazed windows to side and rear elevations overlooking fields.

### Bedroom One

**3.24m (max) x 2.45m (max) (10'7" x 8')**

Accessed off the entrance hall, with fitted carpet, double glazed windows to front and side elevations, radiator, dressing area and en-suite shower room with toilet, wash hand basin and electric shower.



### Dining Room

**4.9m (max) x 3.12m (max) (16' x 10'2")**

With fitted carpet, a fitted cupboard and double glazed windows looking over the front and side gardens



**Inner Hall**

**2.24m (max) x 2.38m (max) (7'4" x 7'9")**

With open stairs and feature exposed beams.

**Living Room**

**3.78m (max) x 4.87m (max) (12'4" x 15'11")**

With fitted carpet, wood burner on brick hearth, radiator, small fitted cupboard, double glazed windows to front and rear elevations.



**Study**

**3.52m (max) x 1.6m (max) (11'6" x 5'3")**

With fitted carpet, radiator, double glazed window to side elevation

**FIRST FLOOR**

**Bedroom Two**

**4m (max) x 5m (max) (13'1" x 16'4")**

With fitted wardrobe and cupboard, radiator, fitted carpet, double glazed window to side elevation.





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**Bedroom Three**                      **3m (max) x 2m (max) (9'10" x 6'6")**  
With fitted carpet, radiator and small double glazed window to side elevation.

**Bathroom**                              with bath, w.c. and wash hand basin.

### OUTSIDE

**Front Garden**                        Laid to lawn with surrounding hedges.

**Side/Rear Garden**                    Gravel parking bay with path leading to main entrance and patio area on two levels with steps leading up to lawned area. Also features outbuildings and a shed.

### GENERAL INFORMATION

**Rent**                                        £1,395 per calendar month exclusive of all outgoing.  
The property is to be offered for let on an Assured Shorthold Tenancy for one year, subject to satisfactory references.

**Reservation fee / Deposit**            A reservation fee the equivalent of two month's rent at £2,790 is required, which will then become the deposit once the tenancy commences. The first month's rent is also payable on commencement of the tenancy.

**Application fee**                        There is a non refundable admin / application fee payable of £260 when applying for this property.

**Council Tax**                              Band D - North Warwickshire Borough Council

**Services**                                  The property is on mains water and electric and has an oil fired central heating system. Drainage is to a septic tank.

**Viewing**                                  Strictly by appointment with the Packington Estate office:-  
Contact:                                    Gail Hinckes Tel: 01676 526716  
Email:                                        [gail@packingtonestate.co.uk](mailto:gail@packingtonestate.co.uk)  
Website                                      [www.packingtonestate.net](http://www.packingtonestate.net)



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### Property

#### **IMPORTANT NOTICE**

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.

# Energy Performance Certificate

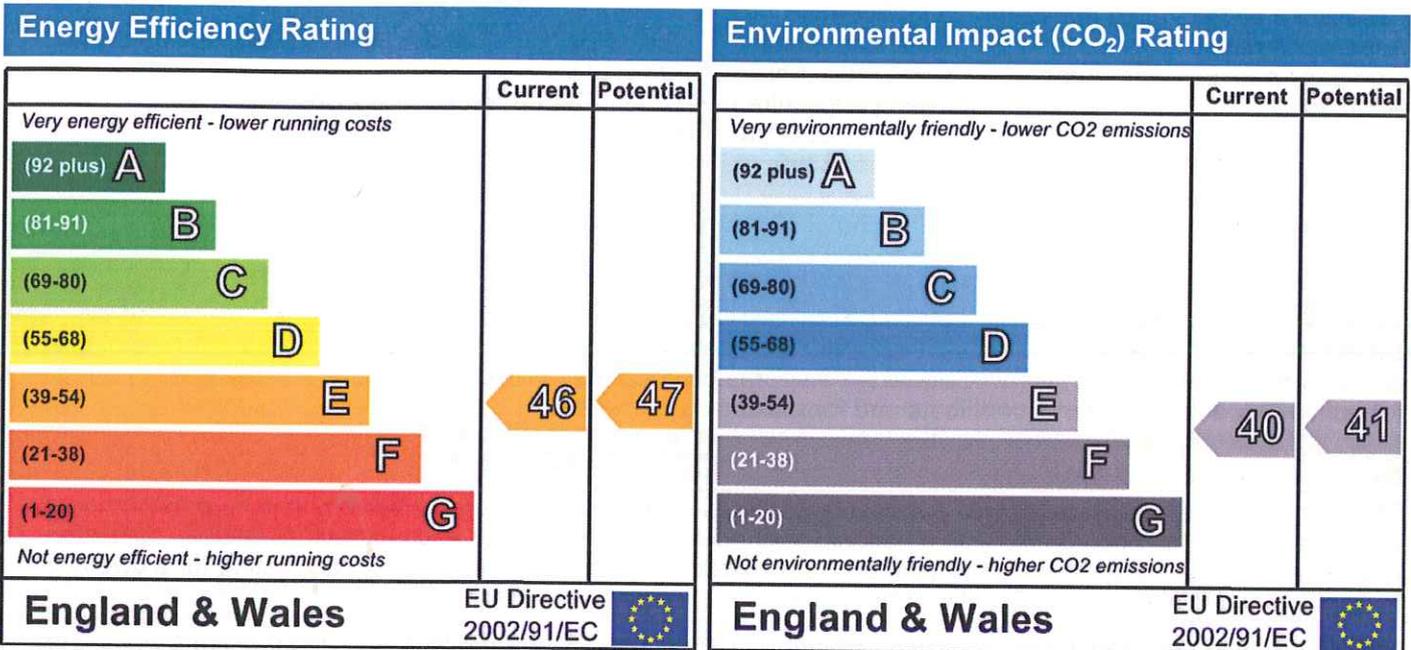


Warren Cottage  
Maxstoke Lane  
Meriden  
COVENTRY  
CV7 7JW

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

Detached bungalow  
26 April 2011  
26 April 2011  
8609-6124-8230-4686-9922  
RdSAP, existing dwelling  
142 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

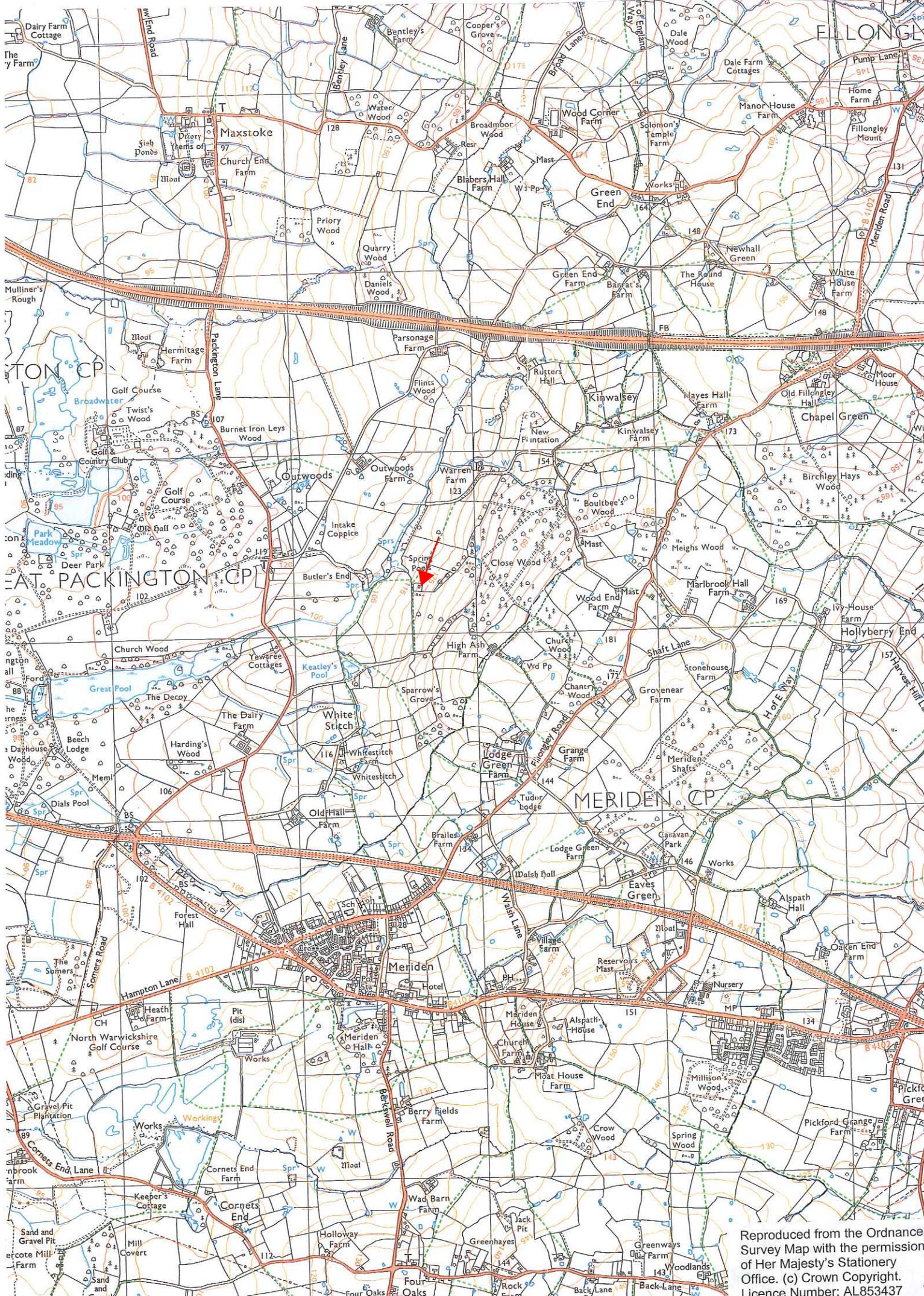
	Current	Potential
Energy use	287 kWh/m <sup>2</sup> per year	281 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.1 tonnes per year	8.9 tonnes per year
Lighting	£109 per year	£61 per year
Heating	£1,457 per year	£1,466 per year
Hot water	£122 per year	£122 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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