

CHURCH ROAD, COVENTRY CV8 3ET



A DELIGHTFUL FOUR BEDROOM DETACHED HOME WITH COUNTRYSIDE VIEWS.

- ****NO CHAIN****
- **DETACHED**
- **VILLAGE LOCATION**
- **DRIVEWAY AND GARAGE**
- **OPEN PLAN LOUNGE/DINING**
- **KITCHEN AND UTILITY**
 - **WC**
- **MASTER EN-SUITE WITH THREE FURTHER BEDROOMS**
 - **BATHROOM**
- **GARDEN WITH COUNTRYSIDE VIEWS**

4 BEDROOMS

OFFERS OVER £430,000

****Unexpectedly back to the market 3/6/21**** Hawkesford are delighted to offer this well presented four bedroom detached dormer bungalow in quiet village location ideally located for easy access to Coventry and Leamington Spa.

This is an extremely unique property in many ways, from it's charming kerb appeal to the layout of the property itself. We very much recommend viewing and the property comes with NO CHAIN.

The property comprises of entrance porch, very large living/dining room, fitted kitchen with appliances, conservatory to the side. Inner hallway giving access to the three bedrooms and the bathroom. On the first floor is the master suite with en-suite shower room. Outside there is a garden and single garage and parking for up to four cars.

Front

Accessed via a spacious driveway that also allows access to the car port and garage. The front door is approached by a private path with steps.

Entrance Hallway 12'4" x 6'5" (3.76 x 1.96)

With spotlights to ceiling, radiator and steps up providing access to the large lounge/dining area, as well as access to the WC/Cloakroom.

WC/Cloakroom 6'5" x 4'5" (1.97 x 1.35)

Having double glazed window to side aspect, spotlights to ceiling, WC and sink.

Open Plan Living/Dining Room 22'10" x 13'1" (6.98 x 4.00)

Spacious open plan living/dining room, with dual aspect double glazed windows to front and side aspects, two radiators and spotlights to ceiling. Access through to kitchen, inner hallway and stairs to Master En-Suite.

Kitchen 17'3" x 7'9" (5.28 x 2.37)

With double glazed windows to front aspect, spotlights to ceiling, radiator and access through to utility area. With kitchen worktop with multiple storage units above and below, sink. Integrated oven with hobs and extractor and space for dishwasher.

Conservatory/Utility 20'6" x 7'10" (6.27 x 2.40)

With space for all white goods and double glazed patio doors to rear, door to front.

Inner Hallway

Inner hallway providing access to three further bedrooms and the main bathroom.

Bathroom 9'8" x 6'5" (2.96 x 1.96)

With double glazed window to side aspect, walk in shower, bath, sink, WC and spotlights to ceiling.

Bedroom Two 13'10" x 11'10" (4.23 x 3.62)

With double glazed window to rear aspect, spotlight point, radiator and built in wardrobe.

Bedroom Three 13'4" x 9'8" (4.07 x 2.97)

With double glazed window to the rear light point and radiator.

Bedroom Four 9'5" x 7'11" (2.88 x 2.42)

With double glazed window to rear, light point, radiator and built in storage cupboard.

Master Bedroom with En-Suite 13'3" x 13'2" (4.04 x 4.03)

With two double glazed Velux windows to ceiling, spotlights and radiator. Access through to the En-Suite.

En-Suite 8'4" x 5'1" (2.55 x 1.57)

With double glazed Velux window, spotlights to ceiling, sink, heated towel rail, WC and walk in shower.

Garage

Up and Over door, light, power and work bench.

Car Port

Spacious car port, leading to stairs leading to back garden.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

GENERAL INFORMATION**Services**

Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through the Agents on (01926) 430553



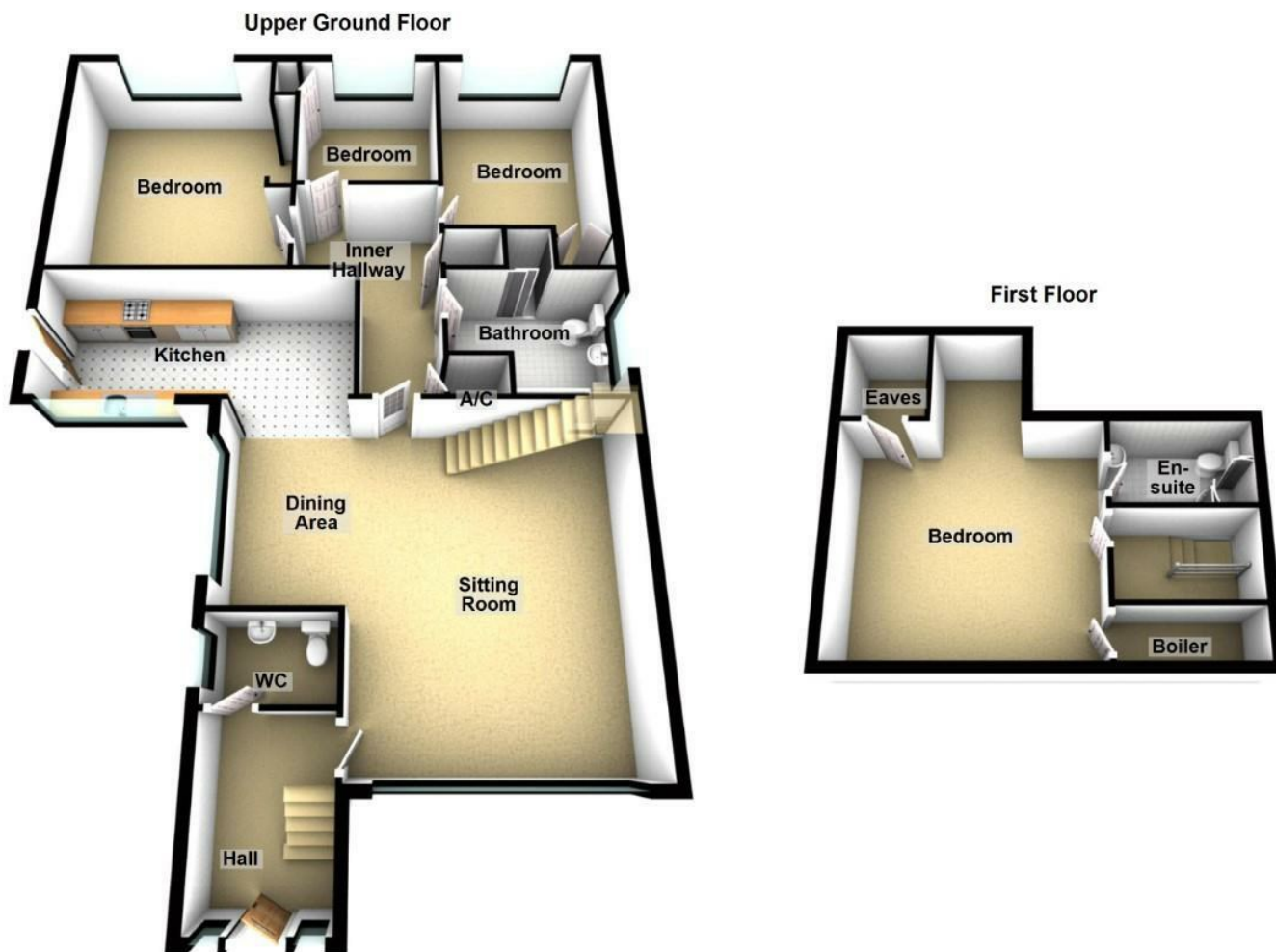












Total area: approx. 152.9 sq. metres (1646.1 sq. feet)

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	70	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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