



Birmingham
Road,
Millisons
Wood,
Coventry,
CV5 9AY

Guide Price
£625,000



**5 Bedroom
Detached House
located in Millisons
Wood with no
onward chain.
Available by
Informal Tender.**



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E



217.
2 sq
m

FULL DESCRIPTION

THE PROPERTY

Upperdale is an attractive double bay fronted detached house on this highly regarded road leading into Meriden. The property occupies an elevated position set behind a deep fore garden and driveway that leads to the side double garage with store behind. You enter a porch with a central hallway beyond having original oak flooring. Off the hallway is a dog leg staircase, cloakroom and all doors radiating off to the three reception rooms and generous breakfast kitchen. On the first floor are five well-proportioned bedrooms, cloakroom and fully tiled shower room. Outside are mature front and rear gardens. The rear garden has a large patio and tiered lawns that have mature shrub borders. Offered with no upward chain Upperdale requires modernisation throughout.

INFORMAL TENDER

37 Birmingham Road is available for sale by Informal Tender. Any party wishing to place an offer for the property will be required to address all offers to John Ansell, Boothroyd & Co. 19 The Square, Kenilworth CV8 1EF. Offers are to be received by 12noon on Monday 15th August for consideration of our client. The vendor is under no obligation to accept any of the offers received.

APPROACH

Upperdale is set behind a deep fore garden which is mainly laid to lawn. The driveway offers hardstanding for several vehicles and sweeps across the front of the house to the side double garage with single up and over door.

PORCH

Bring uPVC with leaded windows, tiled flooring, and a hardwood door into the reception hallway.

RECEPTION HALL

With oak flooring, dog leg staircase rising to the first-floor landing, plate rail and wood panelling. There is a leaded and stained-glass window to the fore and doors off to

CLOAKROOM

With tiled flooring, close coupled wc and a vanity wash hand basin. Leaded window to the side.

SITTING ROOM

11' 5" x 11' 11" (3.49m x 3.65m)

Laminate flooring, radiator and a leaded bay window to the fore and further leaded window to the side.

LOUNGE

12' 5" x 14' 5" (3.80m x 4.41m)

Leaded Bay to the rear with sliding French doors and matching side light windows. Engineered wood flooring and a further leaded window to the side.

DINING ROOM

11' 3" x 12' 1" (3.45m x 3.69m)

Leaded Bay window to the fore, double radiator and parquet flooring.



BREAKFAST KITCHEN

11' 5" x 20' 6" (3.50m x 6.25m)

The breakfast area has patio doors onto the rear garden, wall to ceiling cabinets to the chimney recesses, radiator, tiled flooring and a door to the rear lobby. The breakfast area flows into the kitchen and is separated with a peninsula unit. The hessian and wood trimmed effect units are fitted to wall and base. The base units have a wood effect countertop with an inset ceramic sink unit with a monobloc tap and leaded window to the rear. Plumbing for a dishwasher and washing machine. Freestanding oven and venting for a tumble dryer. Tiling to full height and wood panelling to the ceiling.

LANDING

The split level landing has access to the loft, picture rails and doors off to:

BEDROOM

10' 1" x 11' 6" (3.08m x 3.52m)

Dormer leaded window to the fore, radiator, picture rail and eaves storage cupboard.

BEDROOM

11' 5" x 11' 11" (3.49m x 3.65m)

Leaded bay window to the fore, and further window to the side, laminate flooring, picture rail and a double radiator.

BEDROOM

12' 5" x 12' 8" (3.80m x 3.88m)

Leaded bay window to the rear and further to the side, laminate flooring, double radiator and picture rail. To one wall is fitted mirrored wardrobes.





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BEDROOM

11' 6" x 12' 3" (3.53m x 3.75m)

Leaded window to the rear with a radiator beneath and a shower cubicle with vanity wash hand basin.

BEDROOM

11' 5" x 11' 11" (3.49m x 3.64m)

Leaded Bay window to the fore with a radiator beneath. Fitted cherrywood effect wardrobes and chest of drawers. Pedestal wash hand basin.

SHOWER ROOM

Fully tiled to walls and floor. Fitted with a white suite that comprises a large shower cubicle with thermostatic shower, pedestal wash hand basin with vanity cabinet over and a close coupled wc. Leaded window to the rear and Louvre fronted airing cupboard with the lagged cylinder.

CLOAKROOM

With a close coupled wc and leaded window to the side.

REAR GARDEN

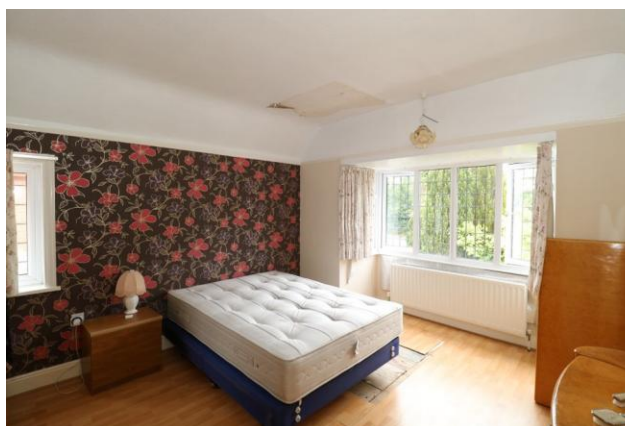
With an extensive patio directly off the house and tiered lawns beyond. Mature shrub borders and enclosed with panelled fencing. There is rear pedestrian access to the double side garage. At the top of the garden is a further dilapidated garage.

DOUBLE GARAGE

With a single up and over door the garage has power and lighting provided and a large storage area beyond.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



FLOORPLAN



Total area: approx. 217.2 sq. metres

CONTACT

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