



Duggins Lane, Coventry

£695,000





PROPERTY OVERVIEW

This unique architecturally designed detached dormer bungalow is privately located within extensive grounds on the outskirts of Balsall Common & Berkswell and is available to purchase with no onward chain. Being set behind a gated driveway the property provides parking for multiple vehicles and access to the double garage which is detached from the main property.

This well presented property provides over 1700 sq ft of living accommodation and in summary provides potential purchasers with: entrance hallway, open plan breakfast kitchen with access to first floor office space / games room, separate utility area, guest wc, large dual aspect lounge, inner hall, two ground floor double bedrooms and a family bathroom. To the first floor there is a further double bedroom suite with dressing area and en-suite shower-room.

Outside the property is set in extensive South facing grounds which are mainly lawned with numerous large trees, shrubs and mature borders. A large patio area complements the living accommodation and with open space to the rear and side there is further potential to extend subject to the necessary planning approval.





PROPERTY LOCATION

The property is located behind a gated and walled frontage, being privately set back from the road and located approximately 1 mile away from the centre of Balsall Common & Berkswell making it ideally situated for access to Solihull, Coventry, Kenilworth and Birmingham. Balsall Common being the nearest village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: D

Tenure: Freehold



- Architecturally Designed Detached Bungalow
- Beautifully Presented Throughout
- Approximately 1700 sq ft of Living Accommodation
- No Onward Chain
- Superb Open Plan Breakfast Kitchen
- Two Ground Floor Bedrooms
- First Floor Bedroom & Office
- Gated Driveway with Detached Double Garage
- Extensive Private Gardens



ENTRANCE HALLWAY

BREAKFAST KITCHEN

20' 10" x 14' 1" (6.35m x 4.3m)

UTILITY AREA

GUEST WC

5' 7" x 3' 7" (1.7m x 1.1m)

LOUNGE

INNER HALL

6' 3" x 4' 0" (1.91m x 1.22m)

BEDROOM ONE

14' 9" x 9' 10" (4.5m x 3m)

BEDROOM TWO

11' 12" x 9' 10" (3.65m x 3m)

BATHROOM

9' 4" x 6' 5" (2.85m x 1.95m)

FIRST FLOOR

BEDROOM THREE

13' 11" x 12' 12" (4.25m x 3.95m)

EN-SUITE SHOWER ROOM

7' 5" x 6' 7" (2.25m x 2m)

OFFICE SPACE / GAMES ROOM





OUTSIDE THE PROPERTY

SOUTH FACING GROUNDS

A LARGE PATIO AREA

PARKING FOR MULTIPLE VEHICLES

DOUBLE GARAGE

ITEMS INCLUDED IN SALE

Two Miele integrated pyrolytic ovens, Miele integrated microwave, Miele integrated steamer, Miele 4 ring induction hob with gas wok burner, Miele extractor, 2 x integrated LG fridge/freezers, Miele dishwasher, built in sink waste disposal, integrated Miele plate warmer. In addition LG washing machine, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, and garden summerhouse.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - boarded with lighting.

MONEY LAUNDERING REGULATIONS

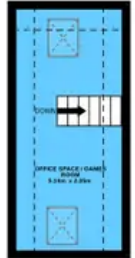
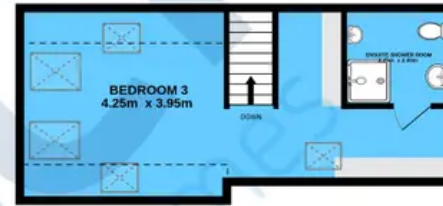
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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SALES & LETTINGS

