

Property details approval form

21 Butterworth Drive, Coventry, West Midlands, England, CV4 8JL

Date: 09 March 2026 Property Ref and Version: KEN305204 - 0013

Selling your home with us!

Atkinson
Stilgoe 

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £475,000

Tenure: Freehold

○ Key Features

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED
- DOUBLE GARAGE AND DRIVEWAY
- DEVELOPMENT OPPORTUNITY
- FREEHOLD
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND F

○ Short Description

A detached four bedroom family home situated in sought after location with good access to Warwick University, local shops and highly sought after local primary and secondary schools.

○ Long Description

A detached four bedroom family home situated in the very sought after location of Westwood Heath. Tucked away in quiet residential street with lovely rear garden overlooking woodlands and close to local conveniences.

At the entrance to the property there is a large hallway with storage in addition to a study, overlooking the front aspect. The separate kitchen with appliances overlooks a private rear garden as well as a utility room with side door access to driveway with detached double garage. Off the hallway there is a large dining room with french doors to rear and a separate, spacious living room with patio doors to rear and feature fire place. There are four double bedrooms upstairs with main 3 piece bathroom and principal bedroom offering en suite.

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Set in a quiet, residential cul-de-sac location close to local schools, local shops and ideal for convenient access to local towns including Coventry, Kenilworth as well as being conveniently close to Warwick University this is the perfect home for families looking to settle into this highly sought after location.

○ **Directions**

○ **Agent Note**

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○ Room Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

L shaped and spacious with ample storage space and cupboards

Cloakroom

With w/c and wash basin inc double glazing and GCH

Living Room

23' x 14' 8" (7.01m x 4.47m)

Spacious living area with French doors to rear garden along with large, exposed brick feature fireplace including Double glazing and GCH with window to front aspect

Kitchen

13' 8" x 9' 10" (4.17m x 3.00m)

Separate fitted kitchen overlooking rear aspect with additional separate utility room and side door to driveway.

Utility Room

5' 9" x 7' 7" (1.75m x 2.31m)

With storage cupboards and utility space with side door access

Dining Room

5' 9" x 7' 7" (1.75m x 2.31m)

Large dining area with lovely view of rear garden inc double glazing and GCH.

Bedroom 1

14' 8" x 9' 11" (4.47m x 3.02m)

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○ Room Description

Double bedroom overlooking rear aspect with double glazing and GHC with principle 4 piece en suite with window and GCH

En Suite

12' 3" x 8' 5" (3.73m x 2.57m)

4 piece en suite with bath, separate shower cubicle, w/c and wash basin with window overlooking front aspect

Bedroom 2

11' 1" x 12' 4" (3.38m x 3.76m)

Double bedroom with gas central heating, double glazing and built-in wardrobes overlooking front aspect.

Bedroom 3

11' 10" x 8' 6" (3.61m x 2.59m)

Double bedroom with gas central heating and double glazing overlooking rear aspect.

Bedroom 4/ Study

10' 9" x 9' 11" (3.28m x 3.02m)

Good sized room, ideal as a study/ office/ guest bedroom or children's room with double glazing and gas central heating.

Rear Garden

Privately enclosed with wrap around patio adjoining garage and living area looking out to private woodland area in addition to an open style gazebo, perfect for sitting out on summer evenings.

Double Garage And Driveway

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

	Signature	Date
Tomas Alma		
Mr A.J. Jackson		