

Property details approval form

97 Cromwell Lane, Coventry, West Midlands, England, CV4 8AQ

Date: 05 March 2026 Property Ref and Version: KEN305461 - 0005

Selling your home with us!

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○ 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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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

£550,000

Tenure: Freehold

○ Key Features

- Energy Rating: D
- Secluded 3 bedroom detached character cottage
- Private gated driveway
- Originally two 1740s buildings, later combined and extended
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- Rich period features including exposed beams and original baker's oven
- Multiple reception rooms: living room, snug and dining room
- Integrated kitchen with separate utility room
- Downstairs bathroom with free-standing bath and separate shower
- Peaceful setting with exceptional privacy

○ Short Description

A secluded and character-rich three-bedroom cottage, originally built in the 1740s and thoughtfully extended, featuring period details, wrap-around gardens, private gated parking, and a detached double garage. A rare blend of history, charm and privacy.

○ Long Description

Set back from the main road behind a gated driveway, this charming three-bedroom detached cottage on Cromwell Lane offers exceptional privacy and a rare blend of history and character.

Built in the 1740s as two separate buildings, one formerly a stable, the property was thoughtfully extended and joined in the 1980s, creating a unique and inviting home filled with period features throughout.

The cottage opens into a tiled main entrance hallway leading to a selection of warm and welcoming living spaces, including a characterful living room, a separate snug featuring part of the original staircase, and a dedicated dining room. The integrated

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kitchen is supported by a useful utility room, while the downstairs bathroom provides a free-standing bath and separate shower cubicle. Upstairs, three bedrooms are served by a separate WC

and wash basin.

Exposed beams, stable front doors, and an original baker's oven are some of the features that celebrate the property's heritage.

Outside, a wrap-around east-facing garden offers lawned areas and a generous patio ideal for outdoor dining. To the left of the main entrance, a private gated patio area includes a purpose-built storage shed—perfect for logs, household equipment or even boats and caravans.

The property also benefits from a detached double electric garage with security lighting and driveway parking for several vehicles.

A truly distinctive home, rich in character and history offering a peaceful seclusion.

○ Directions

○ Agent Note

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○ Room Description

Entrance Hall

Entering from front door from long driveway approach into a stepped tiled hall way with understairs storage

Family Bathroom

11' 2" x 9' 5" (3.40m x 2.87m)

Off the main entrance hall this 4-piece exposed beam white suite bathroom includes free standing bath, separate shower cubicle, wc and wash basin in addition to heated towel rail and storage cupboard

Shower Room

9' 5" x 5' 5" (2.87m x 1.65m)

Additional downstairs shower room off the main hallway with shower cubicle, wash basin and wc

Living Room

16' 2" x 13' 3" (4.93m x 4.04m)

Living room with log burner overlooking the front aspect of the property with patio french doors

Bedroom/ Office Space

8' 1" x 7' 2" (2.46m x 2.18m)

Dedicated office space overlooking front aspect of property also ideal as additional bedroom space for family or guests

Kitchen/ Breakfast Room

18' 11" x 11' 7" (5.77m x 3.53m)

Integrated kitchen with picturesque view of private rear garden with built in fridge and freezer including oven. Rear door access to garden and dedicated breakfast area.

Utility Rooms

6' x 5' 7" (1.83m x 1.70m)

2 Dedicated utility rooms with unit space and shelves for storage with one including serviced combination Worcester boiler and old original copper boiler features

Snug/ Additional Living Area

12' 10" x 12' 9" (3.91m x 3.89m)

Exposed beam living area with gas effect fire, original features including original staircase and overlooking side and rear aspect of property

Dining Room

Separate dining room with gas effect fireplace overlooking front aspect of property and perfect for family dinner and the perfect setting for Christmas dinner.

Bedroom 1

11' 7" x 9' 6" (3.53m x 2.90m)

Off the main 2-tiered landing, into eaves with veluxe window overlooking front aspect and additional window overlooking rear aspect of property

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○ Room Description

Bedroom 2

13' 6" x 10' 4" (4.11m x 3.15m)

Bedroom 3

10' 8" x 9' 9" (3.25m x 2.97m)

Served as a bedroom off bedroom 2 with scope for development into en suite or separated into single access bedroom with eaves restriction and built in cupboard space

Landing

Main landing serving the upstairs with useful storage cupboards including built in ottoman.

Double Garage

17' 9" x 16' 3" (5.41m x 4.95m)

Deatched double garage with electrics and security lighting approached to the left of the main driveway

Driveway

Considerable driveway approach from main gated entrance with immaculately served front lawn areas on either side leading to the main driveway area suitable for several cars including a feature pond.

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○ Property Images



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Property Images

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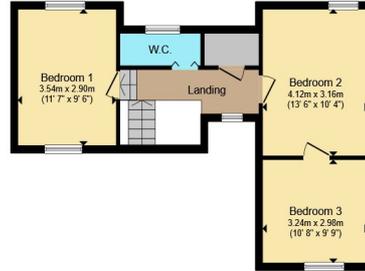
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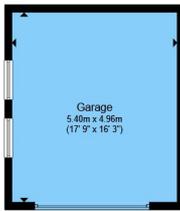
○ Floor Plan



Ground Floor



First Floor



Garage

Total floor area 185.2 m² (1,993 sq.ft.) approx

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.propertybox.io



○ Approval

Signature

Date

| | | |
|--------------------------|--|--|
| Richard J Goodwin | | |
| Mrs C.A. Spiers | | |