Atkinson Stilgoe

Heath Green Way
Westwood Heath

Heath Green Way
Westwood Heath CV4 8GU

for sale offers in excess of
£700,000

Property Description

Set within the highly sought after and peaceful cul de sac of Heath Green Way, this impressive five bedroom detached family home offers generous living space, excellent privacy, and a prime position close to key amenities including Warwick University, Westwood Business Park, and Cannon Park Shopping Centre. The property features a large driveway suitable for two vehicles and a double garage. Inside, the home is thoughtfully arranged to provide flexibility for modern family living. There are three spacious reception rooms-a bright living room, formal dining room and a dedicated study-ideal for entertaining, working from home, or creating separate relaxation spaces. The kitchen offers ample storage and dining potential, with scope for personal upgrades if desired. Upstairs, the property boasts double bedrooms, with ensuites to bedrooms one and two, and a family bathroom. Located in one of Coventry's most desirable residential pockets, this home combines space and practicality in a quiet, community focused setting with excellent transport links and amenities nearby.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Guest Cloakroom

Fitted with a suite comprising of low level WC and wash hand basin

Study

Window to the rear.

Lounge

Bay window to the front, feature fireplace with gas fire fitted, door through to:

Dining Room

Patio doors leading to Conservatory.

Kitchen / Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer with mixer tap, appliances to include, electric oven and grill with four ring induction hob and cooker hood above, integrated dishwasher and fridge freezer, window and door to the rear overlooking and leading to garden.

Utility

Fitted with a range of base and wall mounted units with complementary work surfaces, wall hung central heating boiler, door to the side.

Conservatory

Constructed of UPVC and brick, tiled flooring and door leading to garden.

First Floor Landing

Staircase rising from the hallway.

Bedroom One

Fitted wardrobes providing hanging and shelving space, window to the front with shutters, door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin, shower cubicle, extractor fan and obscure glazed window to the side.

Bedroom Two

Fitted wardrobes providing hanging and shelving space, window to the rear, door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin, shower cubicle, extractor fan and obscure glazed window to the rear.

Bedroom Three

Fitted wardrobes providing hanging and shelving space, window to the rear.

Bedroom Four

Fitted wardrobes providing hanging and shelving space, window to the front with shutters

Bedroom Five

Fitted wardrobes providing hanging and shelving space, window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath, shower cubicle, extractor fan and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for two cars and giving direct access to garage and lawned garden with flower borders.

Rear Garden

Large private garden laid mainly to lawn with patio area, shrubs, trees and borders.

Double Garage

Up and over door, light and power.

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: Awaited

Council Tax Band: G

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106813

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