





## Property Description

An immaculate brand-new three-bedroom semi-detached home located in the desirable and exclusive Broadwell Heights development in Westwood Heath. This stylish property offers driveway parking, a bright and spacious living room, and a convenient cloakroom on the ground floor. The impressive integrated kitchen/breakfast area features high-quality fitted appliances and opens onto a private rear garden with patio, ideal for modern family living and entertaining.

Upstairs, the home provides three well-proportioned bedrooms, including a generous principal bedroom, alongside a contemporary white suite main bathroom. Thoughtfully designed storage spaces throughout the property add to its practicality and appeal.

Located in highly sought after Westwood Heath area, close to Burton Green, on the edge of Coventry. The development is set just a short distance from the A45 trunk road, M42 and M6 motorways, perfect for commuters. You'll have a wealth of amenities, including shops, restaurants, bars and pubs at your fingertips, and enjoy excellent transport connections by road and rail, plus bus stops on your doorstep taking you to Coventry and Solihull. Westwood Park will be an ideal fit for all kinds of buyer.

## KEY FEATURES

- **SHARED OWNERSHIP from 45% up to 75%**
- **Brand New Three bedroom semi detached home**
- **Three Piece White Suite in main bathroom**
- **Driveway parking**
- **Private rear garden**
- **Spacious living room**
- **Separate fitted kitchen**
- **Close to local shops including Kenilworth town centre and Coventry**

## Entrance Hall

## Kitchen

Spacious kitchen with fitted appliances overlooking front aspect of property

## Cloakroom

Downstairs cloakroom with wc and wash basin in addition to storage cupboard in hallway

## Living Room

Large living area, light and spacious with patio doors leading to garden

## Bedroom 1

Large main bedroom with fitted wardrobes overlooking front aspect of property into private garden

## Bedroom 2

Double bedroom overlooking front aspect of property

## Bedroom 3

Good sized 3rd bedroom overlooking front aspect of property, ideal as children's bedroom and or office/study space for working from home

## Main Bathroom

White suited 3 piece bathroom with shower and bath facilities with laminate Parquet flooring

## Rear Garden

Privately enclosed rear garden with lawn and patio including side access to front and driveway

## Front Garden

Small front garden area with pathway leading to front of property

## Driveway

Private driveway parking for 2 cars in addition to unrestricted residential parking for guests





To view this property please contact Connells on

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**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
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EPC Rating:  
Exempt

Service Charge: 175.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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