

# Elizabeth Davenport

High Quality Estate Agents





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## The Property

**FREEHOLD**

**£300,000**

**A Unique, Deceptive and Spacious Four Bedroom Semi Detached Period Home with a Superb Detached Triple Garage and Workshop to The Rear**

Having been much loved and vastly improved over many years this wonderful and extended Family home offers both a wonderful interior, Garden and a commercial style Mezzanine Garage and Workshop to the rear. With Four double Bedrooms over the first and second floors, this fine property has also been extended to include a ground floor Shower room, second floor Ensuite, family Bathroom and a Garden room extension that steps onto a superb Patio with delightful lawned Gardens beyond.

Set, privately behind a low brick wall on a wide and attractive tree lined section of the Lane the house is well balanced and beautifully proportioned throughout. With a Minton tiled Hallway leading to a through Living Dining room, Kitchen Breakfast room, ground floor Shower room and a Garden room the ground floor is substantial. Further social or living space exists in the form of an adaptable Summer house giving access to the incredible commercial standard and sized detached Garage with gated secure access beyond.

Upstairs the three first floor Bedrooms, complimented by a family Bathroom, are all double and the loft has undergone professional conversion to create a fourth Bedroom with Ensuite.

To view what has to be the most unique and multi purpose home in the area, please contact our Coventry office on 02476 010105 and speak to one of our friendly team!



## The Location

**Elizabeth  
Davenport**

The local area is well served for local schools including Cardinal Newman and President Kennedy. There are many local shops and bus services as well as easy access to Coventry city centre.

With an array of local businesses and retailers on Holbrook Lane, The Ricoh Arena and shopping are also approximately 6 minutes drive to the east, whilst for commuters, Junction 3 of the M6 is less than 2 miles to the North. (All times and distances sourced from Google Maps and may vary).

Council Tax Band: B



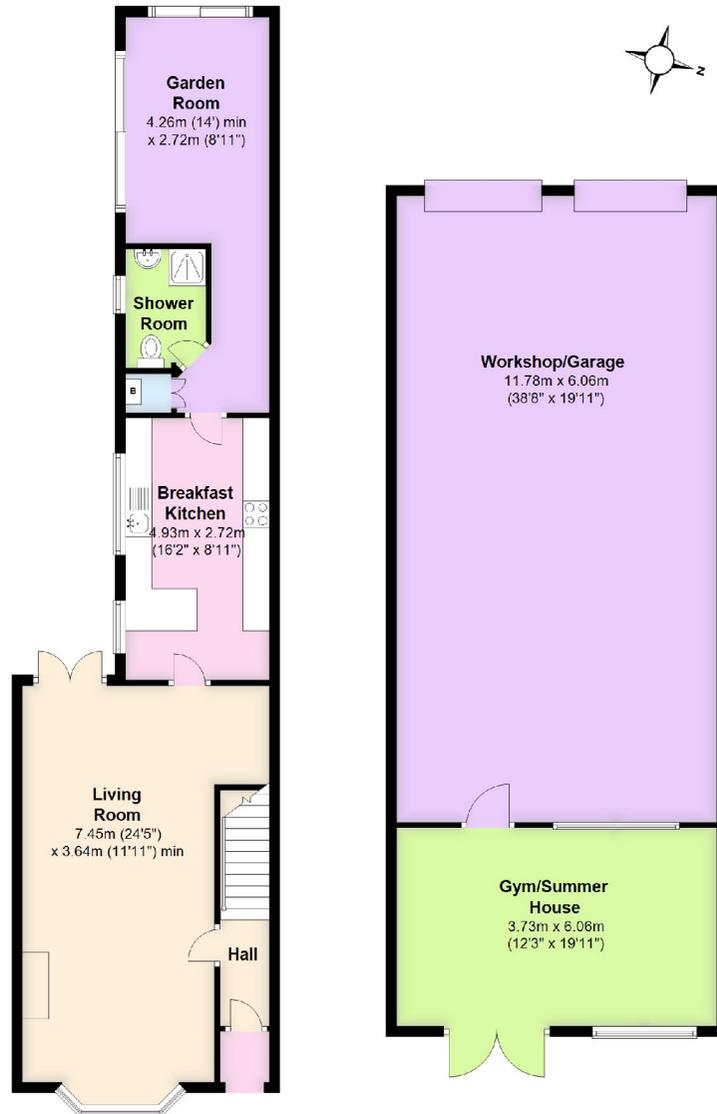
| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92-100) <b>A</b>                           |           | (92-100) <b>A</b>   |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England, Scotland & Wales                   |           | England, Scotland & Wales                                       |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

**EPC RATINGS TO FOLLOW**



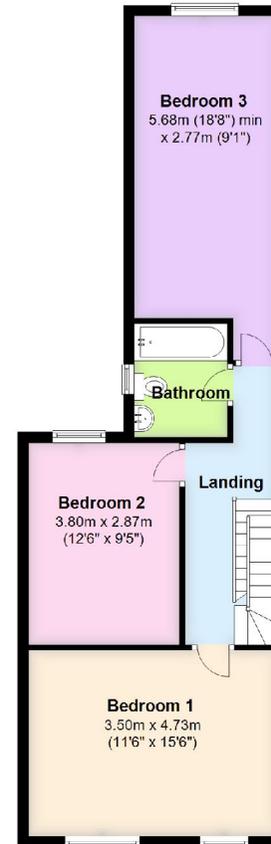
### Ground Floor

Approx. 164.0 sq. metres (1765.4 sq. feet)



### First Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



### Second Floor

Approx. 19.7 sq. metres (212.6 sq. feet)



Total area: approx. 240.2 sq. metres (2585.8 sq. feet)