

Merryfield Way,  
Walsgrave,  
Coventry,  
CV2 2NS

269,950



- Deceptively spacious 4 bedroom detached house
- Pleasant cul-de-sac setting overlooking farmland
- Gas central heating and double glazed
- Full width lounge through to double glazed conservatory
- Study/Utility/Occasional bedroom 5
- Ample car parking for a number of vehicles
- Viewing highly recommended

Ref: PRB12995

Viewing Instructions: Strictly By Appointment Only



## General Description

Cartwright Hands are delighted to be selling this four bedroom detached house enjoying a pleasant position on this larger than average plot. The property enjoys a delightful aspect to the side across private farm land with grazing sheep and lambs at the head of this cul-de-sac. We would strongly recommend an internal inspection of the property to fully appreciate the wealth of space, enjoying a brick built double glazed conservatory overlooking the rear garden.

The property is well served within a few minutes drive of the M6/M69 motorway network, local schools and bus services as well as the Coventry University hospital.

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## Accommodation

Accommodation comprises

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On the ground floor

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Double glazed entrance door

To the

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Vestibule Hall

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Cloakroom

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Entrance Hall

Dog leg staircase leading up to the first floor with uPVC double glazed window enjoying views across private farmland with grazing sheep and lambs.

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Full width Lounge (18' 10" x 12' 04" ) or (5.74m x 3.76m)

Feature marble fireplace with coal effect living flame gas fire with stone mantel over, double glazed patio doors to the

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Brick built Conservatory (15' 0" x 10' 0" ) or (4.57m x 3.05m)

With uPVC sealed unit double glazed patio doors leading out to the rear garden terrace.

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Fully tiled Kitchen (14' 09" x 7' 08" ) or (4.50m x 2.34m)

With range of matching base and wall cupboards incorporating split level hob with extractor cooker hood above, integrated Bosch electric oven with refrigerator beneath, plumbing for dishwasher and washing machine, matching breakfast bar.

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Study/Occasional Bedroom (18' 04" x 7' 07") or (5.59m x 2.31m)

Currently used as a utility/study/office. Wall mounted Vaillant gas fired boiler supplying the central heating and domestic hot water.

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## On the first floor

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### Landing

Access to the loft space with pull down ladder.

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### Bedroom 1 (12' 05" x 10' 01") or (3.78m x 3.07m)

Large double mirrored wardrobe complimenting bedroom unit with drawers and storage cupboard.

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### Bedroom 2 (10' 05" x 8' 10" ) or (3.18m x 2.69m)

Built in wardrobe cupboard.

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### Bedroom 3 (8' 09" x 8' 0" ) or (2.67m x 2.44m)

Built in wardrobe cupboard.

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### Bedroom 4 (10' 10" x 8' 06" ) or (3.30m x 2.59m)

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### Refurbished Bathroom

Fully tiled bathroom with traditional white three piece suite incorporating P shaped bath with shower attachment.

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### Outside

Direct access via long brick paviour block driveway giving ample car parking for a number of vehicles, side gate through to the small private fully fenced rear garden, laid to lawn with edged pathway and rose border. The property enjoys a pleasant aspect to the rear and side overlooking private farmland with grazing sheep and lambs.

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### Location

From the city proceed out via Walsgrave Road, continuing onto Ansty Road at the traffic island with Coventry University hospital continue along Hinckley Road, at the next traffic island turn left into Wigston Road, right into Norman Avenue, left into Merryfield Way and the property can be found at the head of the cul-de-sac recognised by the for sale board.

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### Tenure

The property is Freehold.

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### Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

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### Services

We believe all main services are connected to the property.

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## Special Note

We have not tested the equipment, appliances and services in this property.  
Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.  
The measurements are supplied for guidance.

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## Note

It should be noted that these particulars have not been verified by the vendor. If you wish to receive an approved copy please do not hesitate to contact us.

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## Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the proceeds of crime act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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## Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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## Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

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## Services

EPC Rating:62

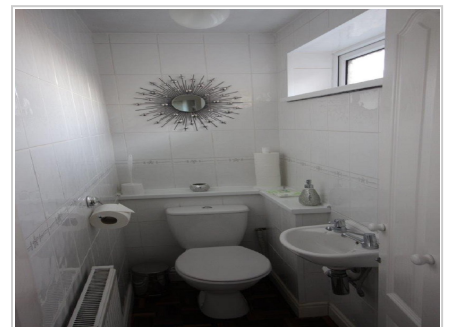
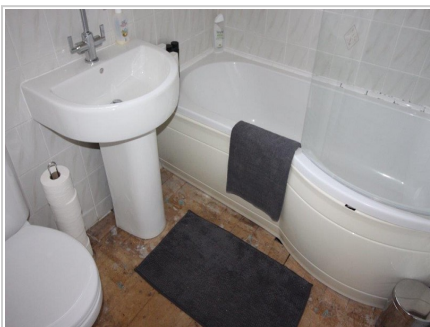
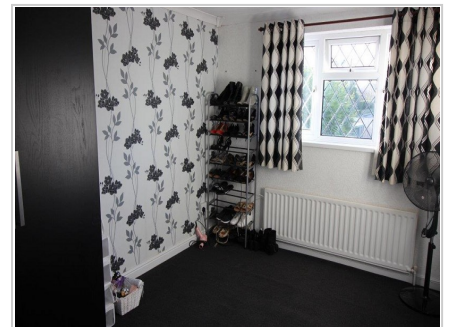
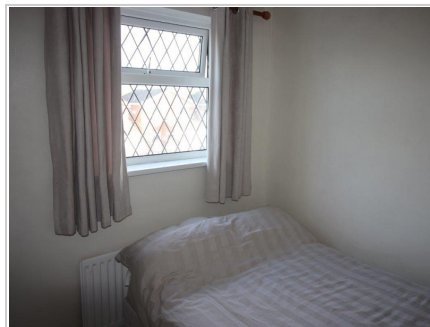
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*

