314 Westwood Heath Road
Westwood Heath, Coventry, CV4 8GP

- Imposing Period Semi Detached House
- Extensively Modernised and Extended
- Fabulous Kitchen and Family Room
- EPC Rating F

Asking Price Of £550,000
THE PROPERTY
An opportunity to purchase this wonderful family cottage that has been extended and completely refurbished by the current owner to a high specification. The cottage has instant kerb appeal, with its striking symmetry and the vaulted oak porch setting the property off perfectly. With Georgian style double glazing throughout, gas central heating and underfloor heating the property comprises a porch and hallway, lounge with logburner fireplace. The kitchen has been refitted with Tewkesbury Stone coloured units to both wall and base and incorporating a central island, Rangemaster oven and opening into the dining area. This room is definitely the hub of the house. The ground floor is completed with a cloakroom and utility room.

On the first floor is the landing with a skylight window, four well proportioned bedrooms, en suite shower room and a fabulous family bathroom. The property is set behind brick pillars and has parking for several vehicles. The driveway is flanked with brick pavers and has a formal lawn with central pathway to the front entrance door. A side pedestrian access leads to the rear garden with a paved pathway and a formal lawn. At the head of the garden is a timber store/shed and outbuildings. Viewing is absolutely essential to appreciate all this cottage has to offer.

PORCH
With engineered wood flooring with under floor heating, staircase rises to the first floor landing. The property is accessed through a hardwood door with double glazed side lights and a vaulted ceiling with seasoned oak frame. Hardwood doors lead off to

LOUNGE
15' 3" x 11' 8" (4.67m x 3.57m) With an exposed brick fireplace with a slate hearth set beneath a log burner. Downlighters, display shelf and recess, radiator set beneath a uPVC Georgian style window to the fore.

OPEN PLAN DINING KITCHEN

DINING AREA
11' 8" x 12' 4" (3.57m x 3.77m) Continuation of the engineered oak flooring with under floor heating, cast iron fireplace set on a slate hearth, understairs storage cupboard, Georgian style uPVC double glazed window to the fore with shutters.
FITTED KITCHEN/BREAKFAST ROOM
13' 10" x 19' 5" (4.24m x 5.92m) Comprehensively fitted with a range of Tewkesbury Stone coloured units to both wall and base. The base units are contrasted with a woodblock worksurface with a Rangemaster 1100oven with five rings, hot plate and double oven. There is complimentary tiling to splashbacks and a Georgian style uPVC double glazed window to the rear. Continuation of the wood flooring with underfloor heating. There is a central island with a Quartz worksurface with undercounter Belfast sink with mixer tap over. The island incorporates a dishwasher. To compliment the kitchen is a matching dresser with cupboards and shelving. There is a unit to house an American fridge freezer with larder cupboard and a wine rack and cooler. Ceiling down lights, bi fold doors onto the courtyard and a door into the utility room.

LOBBY
With uPVC double glazed door to the side and doors off to

UTILITY ROOM
With a Viesmann central heating boiler, double base unit with oak block worksurface with tiled splashback. Undercounter sink unit, plumbing for automatic washing machine and a uPVC Georgian style window to the rear.

CLOAKROOM
Oak flooring with underfloor heating, close coupled wc and a vanity unit, extractor and uPVC double glazed window to the side with shutters.

LANDING
With a skylight window to the rear and doors off to

MASTER BEDROOM
15' 3" x 11' 6" (4.67m x 3.51m) Georgian style uPVC double glazed window to the fore with a radiator beneath, walk in wardrobe with lights on sensor, downlighters.

BEDROOM TWO
11' 8" x 11' 10" (3.57m x 3.62m) Georgian style uPVC double glazed window to the fore with a radiator beneath, built in double wardrobe and door into the en suite shower room.

EN SUITE SHOWER ROOM
Fitted with a white suite that comprises a hinged glass shower cubicle, vanity unit and a close coupled wc. Tiled flooring with underfloor heating and splashbacks, extractor fan, heated towel rail and a triple glazed velux window.
BEDROOM THREE
8’ 3” x 12’ 3” (2.53m x 3.74m) Georgian style uPVC double glazed window to the rear, vaulted ceiling.

BEDROOM FOUR
8’ 3” x 12’ 3” (2.53m x 3.75m) Georgian style double glazed window to the rear with a radiator beneath, vaulted ceiling and light.

FOUR PIECE BATHROOM
With underfloor heating, cast iron roll topped bath with claw feet, walk in shower cubicle with thermostatic shower, low flush wc and a pedestal wash hand basin, brushed steel heated towel rail and a triple glazed velux window.

REAR GARDEN
With a terrace directly off the property with a dwarf wall boundary and fan shaped steps up to the formal lawn. It is enclosed by panelled fencing. There is an outside tap, coachlighting, outside electrical sockets, side pedestrian access and a door into the outhouses.

TIMBER SHED
Whilst a shed in name it is generous in proportions with a tiled roof. A doorway communicates through to the outhouse.

BRICK OUTHOUSE
With two rooms and vaulted ceiling.

FIXTURES AND FITTINGS
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.
COUNCIL TAX BAND
Tax band E

TENURE
Freehold

LOCAL AUTHORITY
Coventry City Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.