



2 Thruppence Close  
Westwood Heath | Warwickshire | CV4 8HY

FINE & COUNTRY

# 2 THRUPPENCE CLOSE



*A well presented four double bed detached family home, situated on this luxury development, within a cul-de-sac which is a popular area of Westwood Heath.*



Offering substantial living accommodation which is set over two floors, boasting three reception rooms, en-suite to main bedroom plus all bedrooms have built-in wardrobes with an ample driveway to a double detached garage and landscaped entertainment garden with a raised decking area plus lighting for ambience. The property is offer onto the market with no onward chain.

#### **Accommodation summary**

This well presented detached residence occupies a good location, within a cul-de-sac in a popular area of Westwood Heath. The position is on the edge of green belt countryside conveniently situated for access to and from Coventry City Centre, Kenilworth, Solihull and other major local towns. Plus a reasonable walk from the Tile Hill Railway station with a main line connection to Birmingham or London. Additionally Warwick University and Westwood Heath Business Park are only few minutes commuting distance.

#### **Situation & Description**

Constructed in 2005 by David Wilson Homes, this corner positioned property is of a particular appeal having abundant natural lighting evident particularly in the main bedroom and lounge, with windows to three elevations and are of good proportions. The remaining accommodation incorporates spacious hallway, fitted cloakroom with w.c, good sized dining room and useful study in these current times which alternatively can be a snug room. There is a well fitted kitchen and rear utility room which open onto the landscaped entertainment garden.

At first floor level the previously mentioned main bedroom incorporates a fitted en suite shower room and in addition there are three further bedrooms and a family bathroom. The property has double garaging plus ample driveway. The rear landscaped gardens are of deceptive size and interestingly laid out onto a rear decked patio catching the sun, ideal for entertainment plus al-fresco eating.

We believe this property coming onto the market represents a rare opportunity to acquire a sensibly priced spacious detached residence of excellent design ideally suited to the modern family. The accommodation has gas central heating, double glazing, a burglar alarm system and in further detail comprises:

# KEY FEATURES

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## On The Ground Floor

External Canopy Porch with panelled double glazed entrance door having access to the hallway.

Spacious Hallway Having coved ceiling, two radiators, under stairs store cupboard, telephone point and central heating thermostat control.

### Fitted Cloakroom

Incorporating a hand wash basin with tiled surround and close coupled w.c, together with a wall mounted mirror and accessory shelf, extractor fan and radiator.

### Study

Having a bay window with coved ceiling and radiator.

### Spacious Lounge

To the rear of the building and benefiting from windows to three elevations creating a light and an airy atmosphere. There is a traditional style fireplace with living flame gas fire, television aerial point and telephone point, a coved ceiling with two ceiling light points, two radiators and large double casement doors giving access to the rear garden. There are also double small paned glazed entrance doors from the hallway.

### Dining Room

To the front of the property with coved ceiling, radiator and similar small paned double casement doors giving access from the hallway.

### Kitchen/Breakfast/Entertainment Room

Having a comprehensive range of base cupboards with extensive contrasting black flake working surfaces incorporating a stainless steel inset sink unit with side drainer and mixer tap. There is a full complement of wood style units, and matching wall cupboards with concealed illumination beneath and mosaic tiled surround areas. Appliances include a stainless steel five ring gas hob unit with stainless steel canopy extractor above and built-in double oven beneath incorporating a grill plus a microwave/oven too. In addition there is an integrated dishwasher, and ample storage units. The flooring is large ceramic tiles. There is a television aerial point and wall shelf, central heating radiator, large glazed display cabinet with illumination, recess lighter to ceiling with additional ceiling light point and there are double glazed patio doors giving access to the rear garden.

### Utility Room

Having a single drainer stainless steel sink unit with mixer tap, base cupboard, plumbing for washing machine, wall units and mosaic tiled surround and ceramic tiled flooring, radiator and partly glazed door to garden.





# SELLER INSIGHT

“ Built just fourteen years ago by David Wilson Homes, this very attractive four-bedroom detached family home occupies a delightful position on a quiet cul-de-sac on the edge of Coventry. Bought from new, the current owner says that aside from the overall quality of both the design and build of the property, it was the location that definitely proved to be one of the biggest selling points. It's a place that offers peace and privacy, easy access to the city centre with its superb array of shops and amenities, and the owner also comments that just a short walk down the road she has access to mile upon mile of glorious open countryside. It's a place that offers the best of both worlds.

This beautifully presented home offers spacious accommodation and a layout that works well for both busy family life and entertaining. Each of the well-proportioned main living areas flow from a generous reception hall – which features elegant chandeliers – and just outside the kitchen is a covered area, which becomes an outdoor extension of the living space when the sun is shining, and is said to be ideal for alfresco get-togethers. The property as a whole has been beautifully maintained and boasts stylish décor, so it's ready for the new owners to simply move in and enjoy.

The garden, which is a very peaceful and private space, has been designed with relaxing and entertaining in mind. It is mainly decked, which gives lots of space for outside furniture, and there's also an area with a hot tub, which is used all year round. For any keen gardeners, there are allotments very close by where many of the neighbours grow their own vegetables.

The owner says that each of the rooms comes into its own at various times of the day, and the house as a whole has a very warm and friendly atmosphere.

As well as being just a stone's throw from Coventry city centre, the property is located close to beautiful open countryside and also the ancient villages of Kenilworth and Stoneleigh. It is approximately four minutes from the nearest railway station and there are also local bus services on nearby Westwood Heath Road.

The property also benefits from having a double detached garage as well as an ample driveway so parking has never been a problem.

As well as the house itself, the owners says that it will be the community within Thruppence Close that she will miss most when she leaves as it's a place with "very friendly neighbours always on hand to support and help if needed".

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# KEY FEATURES

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On the first floor dual flight staircase with oriel style window to the half landing, balustrade and gives access to:

## Spacious Main Landing

With access hatch to loft area, central heating radiator and double airing cupboard with high capacity cylinder.

## Main Bedroom

With built-in wardrobe units incorporating two doubles and one single being partially mirrored and there are two radiators, two ceiling light points and windows to three elevations together with a telephone point and television aerial point. Dimmer light switch and access to:

## En Suite Shower Room

With double shower compartment having a thermostatic shower, part mosaic tiled walls, pedestal wash basin and close coupled w.c. There is a circular wall mounted mirror and towel rail, electric shaver point, medicine cabinet, extractor fan and radiator.

## Bedroom 2

With double and single built-in wardrobe and central heating radiator.

## Bedroom 3

Having a built-in double and single wardrobe, shelf unit to wall and radiator.

## Bedroom 4

With built in double wardrobe, display shelving to wall and radiator.

## Family Bathroom

Having a white panelled bath, oval pedestal wash basin with mixer tap and close couple w.c. There are half tiled walls in Limestone with embossed strip edge relief, opaque window, electric shaver point, mirrored, shower compartment housing the thermostatic shower, and there are two ceiling light points, extractor fan and radiator.











# KEY FEATURES

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## Double Garage

With two metal up and over doors and side personal door, light and power and with storage space. There is a double width driveway approach providing further parking for vehicles.

## Rear Gardens

The rear garden is of deceptive appearance and is well laid out to offer an entertainment landscape effect. Ideal for al-fresco eating, entertaining or just relaxing. With it's secluded position within the raised deck area. There is a selection of outdoor lighting, side access plus access to driveway plus garage too.

Hot Tub can be purchased by via separate negotiations.









# WARWICKSHIRE

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Located in Westwood Heath with convenient access to Warwick University, Westwood Business Park, Tile Hill Train Station connecting to London Euston and Birmingham. Nailcote Hall is just down the road and the property also provides excellent access to Midlands Motorway Network with good connections to Birmingham Airport and Birmingham City Centre via the A46.

The property is within ease of access for the multi-million pound gym with weight, tennis, swimming, rock climbing & so on, plus also moments from Warwickshire Comedy Art Centre. The property is within easy of reach of idyllic countryside walks.

Westwood Heath is a village which is now a western suburb of the City of Coventry



# INFORMATION

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## Services

The home features mains electric, gas, drainage and water.

## Local Authority

Coventry City Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Graham Howell on 07972-616405

## Website

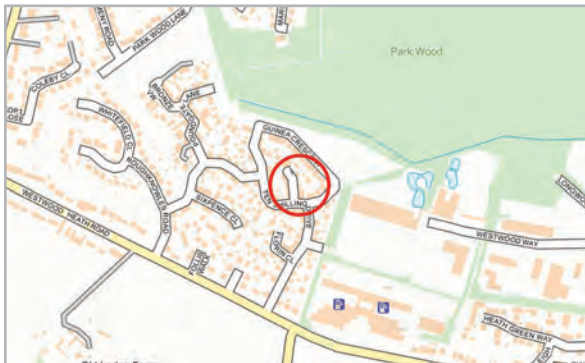
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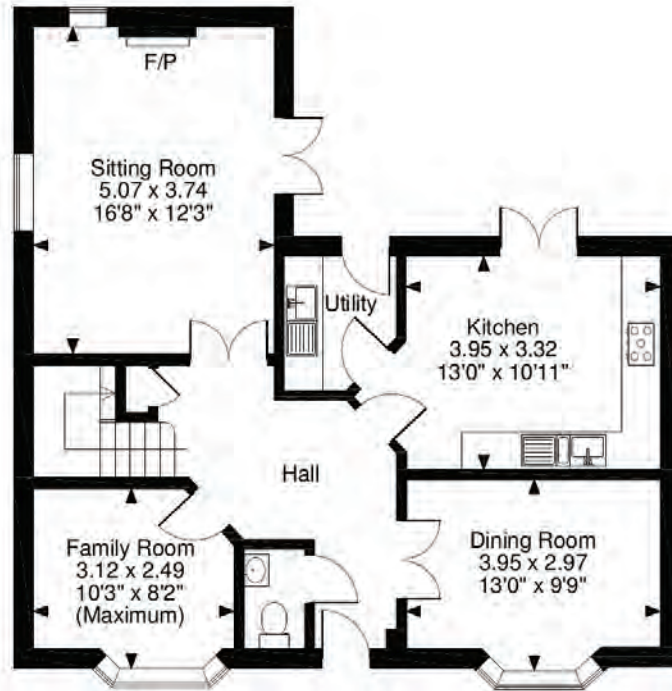
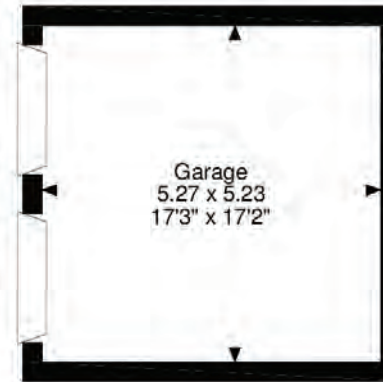
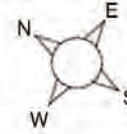


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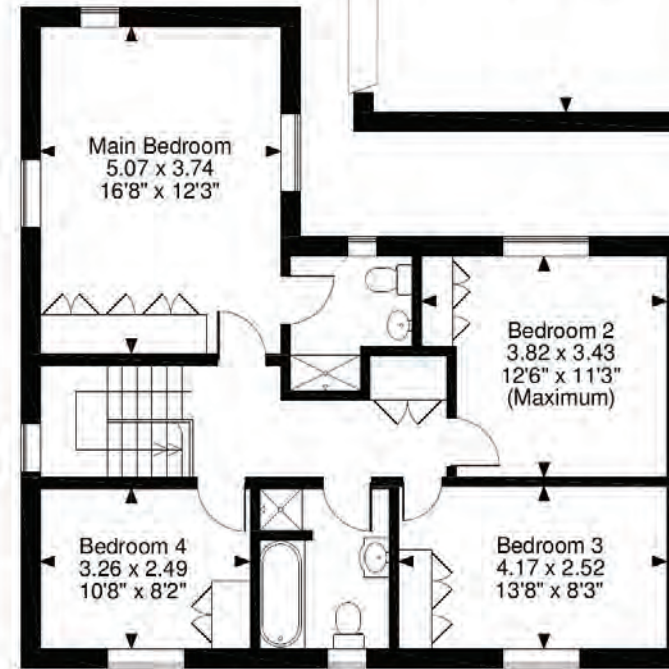
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**Thruppence Close, Coventry, West Midlands**  
**Approximate Gross Internal Area**  
**Main House = 1544 Sq Ft/143 Sq M**  
**Garage = 297 Sq Ft/28 Sq M**



**Ground Floor**



**First Floor**

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The position & size of doors, windows, appliances and other features are approximate only.  
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# FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

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