





## Property Description

A lovely traditional family home situated in a semi-rural location on the edge of the village of Berkswell with its Outstanding primary school yet close to South Coventry, Solihull, Warwick University and local train station. The property briefly comprises of reception hallway, good size light and airy lounge, dining area to the front, study/family room, modern kitchen, three bedrooms and bathroom on the first floor, loft room on the second floor, driveway to the front, good size landscaped garden with garage the rear, the property also benefits from recently fitted windows throughout.

## Approach

Front door leads through to:

## Reception Hallway

With staircase rising to first floor landing.

## Lounge

24' 6" Into bay x 11' 8" ( 7.47m Into bay x 3.56m )

UPVC double glazed bay window to the front, dining area, double doors through to:

## Study / Family Room

12' 7" x 9' 3" ( 3.84m x 2.82m )

Patio doors to the rear overlooking and leading to garden, further window to the side.

## Kitchen

21' 10" Max x 10' ( 6.65m Max x 3.05m )

A modern kitchen comprising of base and wall mounted units with complementary work surfaces, space for Range style cooker with cooker hood above, sink and drainer unit with mixer tap overlooking rear garden, space and plumbing for automatic washing machine, tumble dryer and dishwasher, larder fridge and freezer, central heating boiler approximately 2 years old concealed in cupboard.

## First Floor Landing

Staircase rising from the hallway, window to the side, door to loft room with paddle staircase.

## Bedroom One

13' 1" Into bay x 11' 3" ( 3.99m Into bay x 3.43m )

Feature wood panelling, wardrobes providing hanging and shelving space, bay window to the front with views over open countryside.

## Bedroom Two

11' 9" x 11' 2" ( 3.58m x 3.40m )

Window to the rear overlooking garden.

## Bedroom Three

10' 4" x 8' Max ( 3.15m x 2.44m Max )

Dual aspect windows to the front and rear.

## Family Bathroom

Fitted with a white suite comprising bath with rain fall shower over and shower screen, wash hand basin fitted into vanity unit with mixer tap, low level WC, obscure glazed windows to the front and side.

## Loft Room /Bedroom Four

Storage into eaves and window to the rear.



## Outside

### Front Of Property

To the front of the property there is a gravel driveway providing off road parking, gated side access through to rear garden.

### Rear Garden

Mature enclosed rear garden laid to lawn with large patio area, ornamental fishpond, decking area, external power.

### Garage

Detached garage to the rear having separate alarm system.





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EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold

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