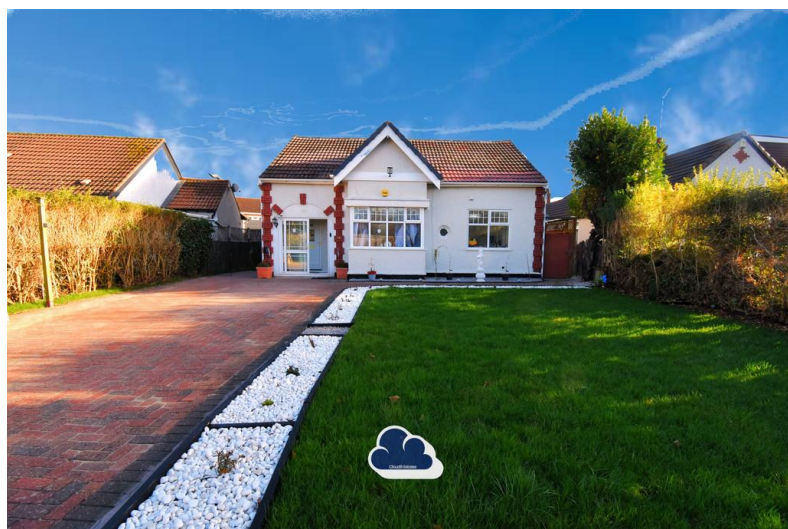
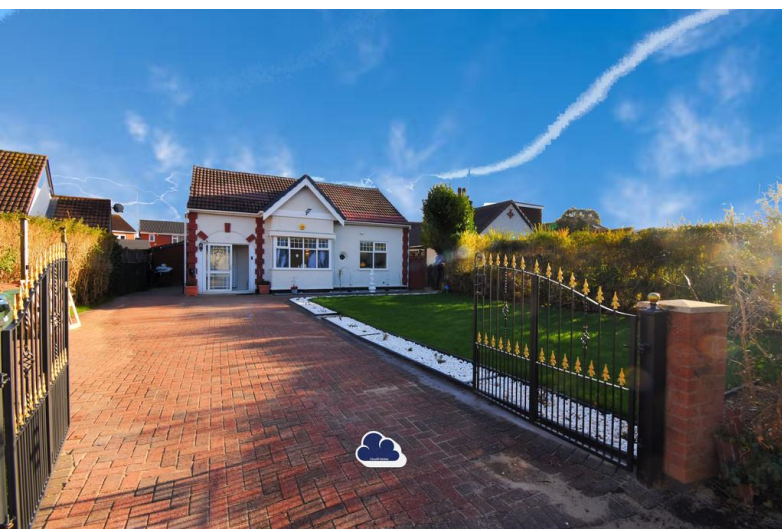
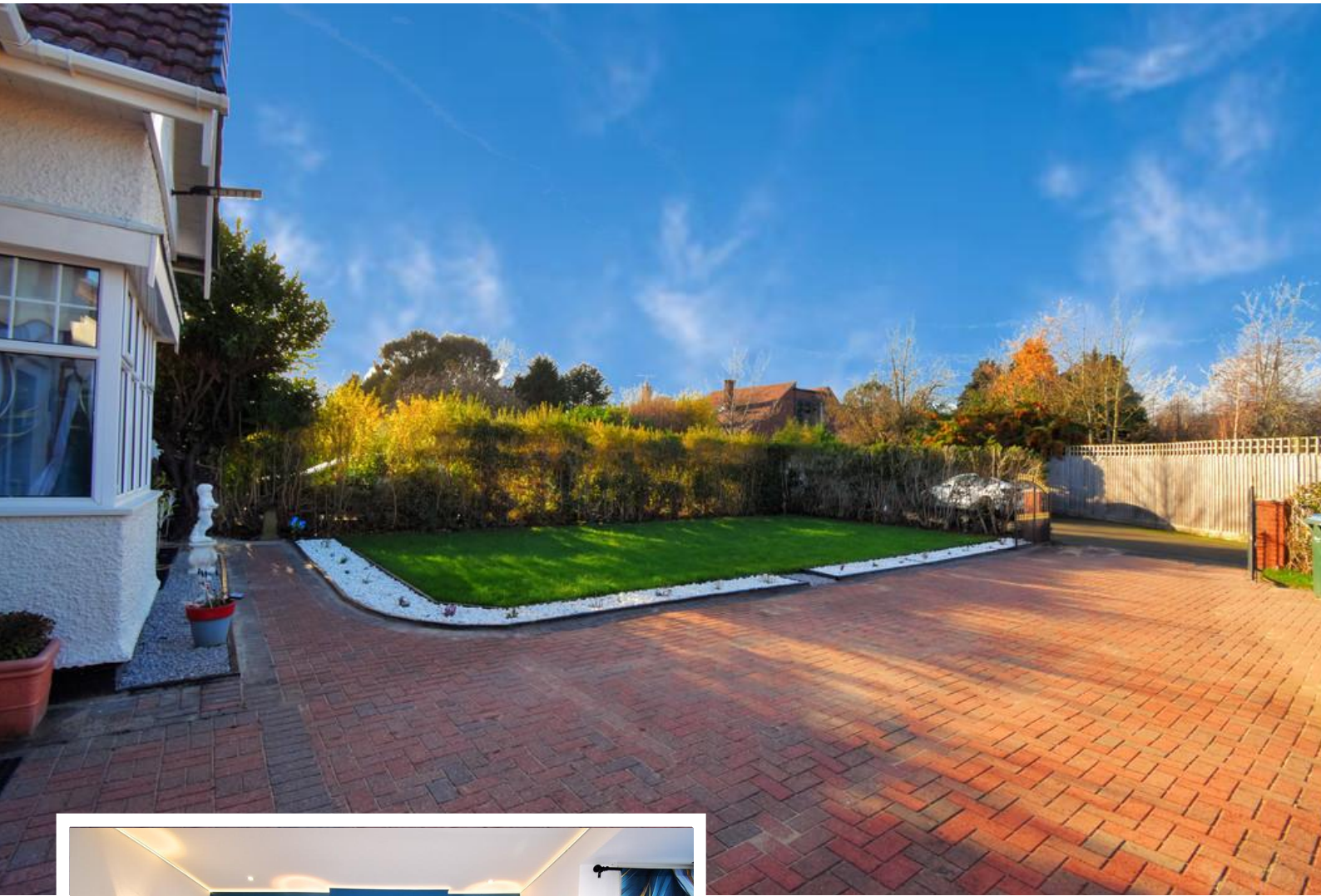


**Hasilwood Square
Coventry
CV3 1GH**

- Private Location Minutes from Coventry Centre
- Expansive, Secluded Garden
- Motion censored LED staircase
- Kitchen with Aga- Style Oven

Offers Over £360,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Tucked away on a private road yet moments from Coventry city centre, this rarely available home is a true one-off full of charm, character and warmth. A classic black metal gate opens onto a long driveway with parking for at least three vehicles, framed by a front lawn with plenty of potential for landscaping and personal touches to elevate the home's beautiful exterior even further.

The spacious living area is beautifully presented, featuring a bay window, wall lighting fixtures and an inviting open fireplace. The sitting area flows effortlessly to the garden, via patio doors. The long, well-proportioned kitchen is sleek and modern, with ceiling spotlights, an aga-style oven, and direct access to the rear garden.

The ground floor offers a double bedroom with garden access. The staircase is illuminated with LED lighting, leading to an upper floor that hosts a bedroom with an ensuite shower room, fitted wardrobe, sloped wooden ceilings, and a dedicated office area. A second double





bedroom benefits from a skylight and charming character ceilings, while the family bathroom offers a bath with an integrated shower and a distinctive square-arched entryway to a private toilet area. The understairs nook has been smartly transformed into a study space, perfect for working from home, and an additional spacious storage room provides further practicality.

Outside, the garden is huge, private, well looked-after, and designed for enjoyment. A tranquil pond, generous entertaining spaces and a decked area with wooden sheltering create a perfect backdrop for gatherings. The current setup includes a hot tub and outdoor dining area, offering a ready-made retreat for relaxation. You can access the garden via patio doors from the house or via a side-gate to the side of the property. There is also a small shed to the side. This property presented by the award-winning Cloud9 Estates blends privacy, charm and potential in a way that's increasingly rare, book your viewing today.

Important Note To Purchasers

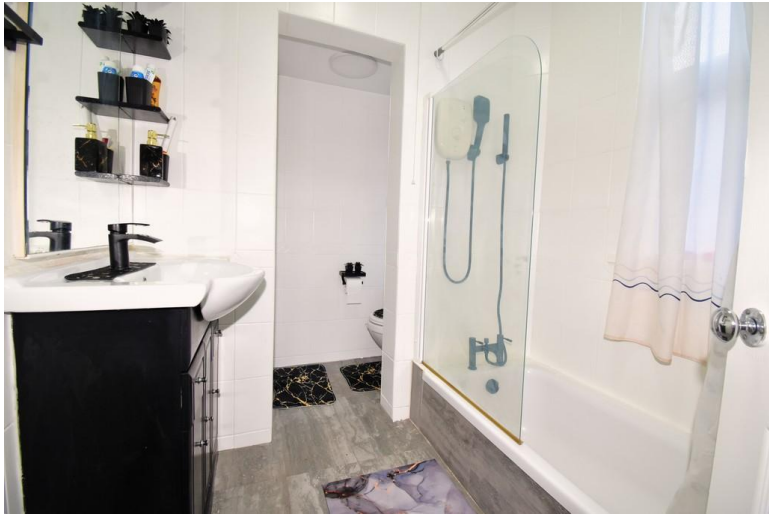
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

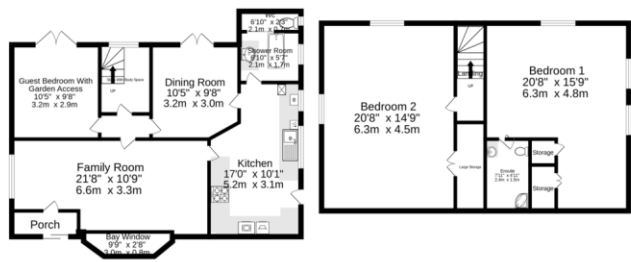
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



- FAMILY ROOM
6.1m x 3.4m max
- GUEST BEDROOM
2.5m x 3.2m max
- DINING ROOM
3.2m x 3.0m max
- KITCHEN
2.7m x 5.3m max
- SHOWER ROOM INCLUDING WC
2.4m x 1.6m max
- BEDROOM ONE
3.9m x 3.6m max
- BEDROOM TWO
3.4m x 3.6m max

Ground Floor
1412 sq.ft. (131.1 sq.m.) approx.



TOTAL FLOOR AREA: 1412sq.ft. (131.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergo 12/2021



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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