

OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS

Kenilworth Road, Coventry, CV7 7EU
£475,000



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Kenilworth Road Coventry, CV7 7EU

A rare opportunity to acquire this unique property situated in a village location!

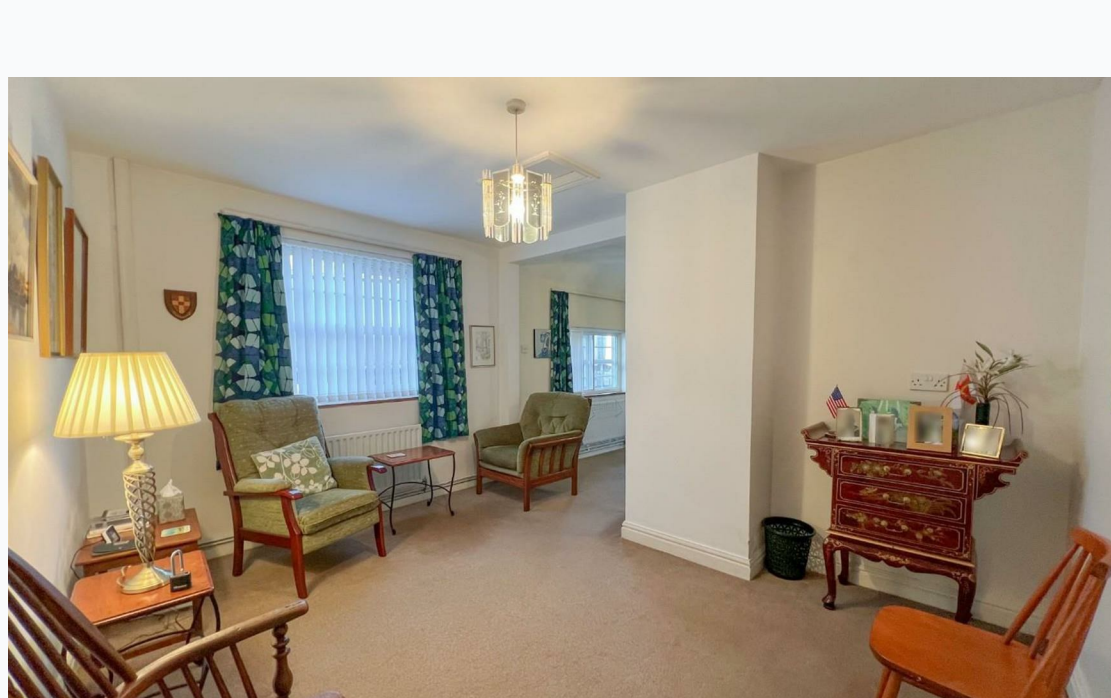
Loveitts are thrilled to present this charming detached cottage located in the highly sought after village of Balsall Common. The original structure of the property was built in the 1870's and featured an extension which was added in the 1990's. The property is ideal for a family is offered with no onward chain.

The ground floor accommodation on offer briefly comprises warm and welcoming hallway, a well-appointed kitchen featuring utility room providing ample storage space and a lounge with stairs rising to the first floor. Also positioned on the ground floor is a further spacious reception room currently used as a second lounge and a double bedroom. To the first floor are two double bedrooms with one featuring a W.C.

The property offers versatile living due to its three reception rooms, which could afford an extra bedroom and in addition to its unique features, the property offers scope for personalization. With neutral decor throughout, you have the freedom to add your personal touch and create a space that truly reflects your taste and style.

Externally the property benefits from a charming front garden, a secure rear garden with patio area, well cared for landscaped garden and a chalet providing potential to be utilised to suit your family's needs.

Further benefits include double glazing and gas central heating throughout.



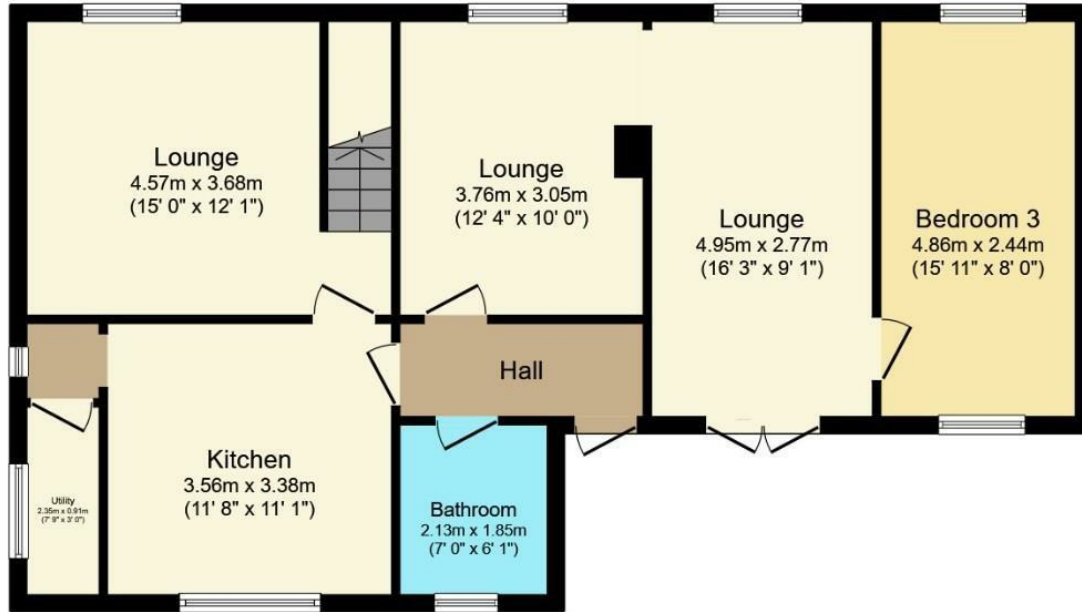


- Detached Cottage Style Property
- Sought After Village Location
- Unique Property
- Three Versatile Reception Rooms
- Two Double Bedrooms
- Fitted Kitchen and Utility
- Bathroom
- Well Maintained Front and Rear Gardens
- No Onward Chain
- Council Tax - D

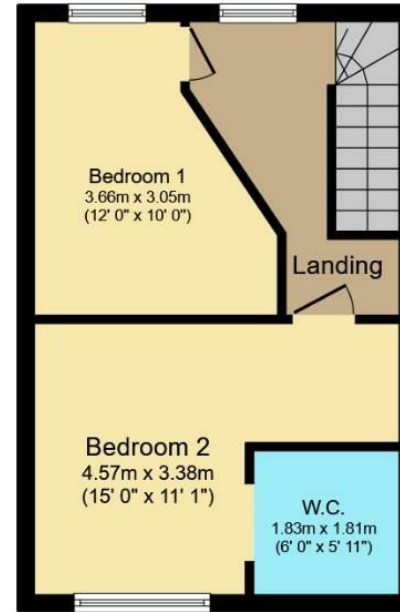
Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.



Floor Plan



Ground Floor
 Floor area 79.5 m² (856 sq.ft.)

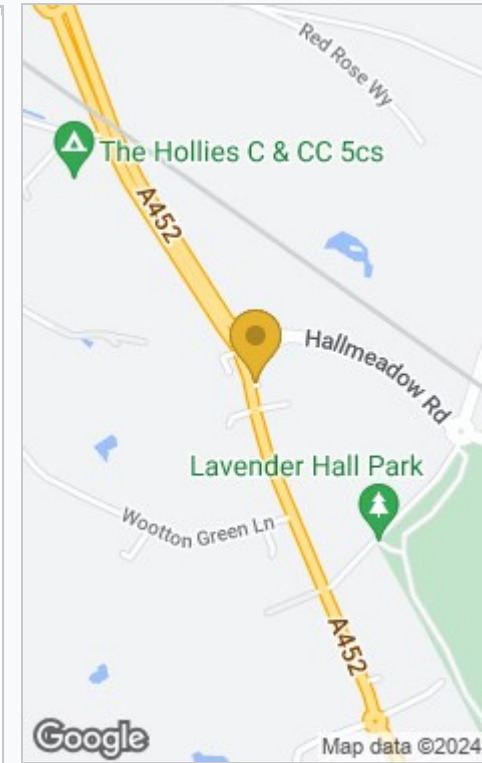


First Floor
 Floor area 32.8 m² (353 sq.ft.)

TOTAL: 112.3 m² (1,209 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Coventry
 29 Warwick Row, Coventry CV1 1DY
 024 7625 8421

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