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THE ESTATE AGENTS



Coleby Close, Coventry, CV4 8HN

Offers In Excess Of £750,000





Coleby Close, Westwood Heath

Coventry, CV4 8HN

An exclusive opportunity to acquire this executive six bedroom, detached family home situated just off Cromwell Lane in the desirable location of Westwood Heath. The property, occupying a spectacular plot and spanning approximately 2,700 sq ft offers versatile living to suit your family's needs.

The ground floor accommodation briefly comprises an entrance hallway with stairs rising to the first floor, a generous lounge with fireplace and patio doors opening to the rear garden, W.C, utility room, double bedroom with recently refurbished en-suite shower room and a further two reception rooms once currently used as an office room and the other a beauty treatment room. Positioned at the rear of the property is the beautiful modern kitchen/diner featuring a kitchen island, oven, electric hob and dishwasher and a spacious dining area.

To the first floor are five well presented double bedrooms, four of which contain fitted wardrobes and a luxurious master bedroom boasting a dressing area and an en-suite with bath and separate shower cubicle. Also located on the first floor are the family bathroom and a further en-suite.

Externally the property boasts an extensive driveway with ample parking for multiple vehicles and a beautifully landscaped wrap around rear garden mostly laid to lawn but also featuring a decked area.

Further benefits include gas central heating, double glazing throughout and an alarm system.

Offers In Excess Of £750,000



- Executive Detached Family Home
- Six Spacious Bedrooms
- Generous Plot
- Three Reception Rooms
- Spacious Kitchen/Diner
- Three En-Suites and Family Bathroom
- Separate Utility Room
- Extensive Driveway
- Beautifully Landscaped Garden
- Council Tax - G





Location

Situated Between Tile Hill, Westwood Heath & close to Burton Green this lovely family home is positioned about 3.5 miles from central Coventry. It is located close to Westwood Business Park and Warwick University and is in the school catchment area for both Charter Academy and The Westwood Academy.

For commuters Tile Hill Railway Station is on the doorstep where trains run to Birmingham, Coventry (which connects to London Euston) and London directly.

Great shopping can be found close by in Kenilworth, Leamington Spa, Solihull as well as Coventry.

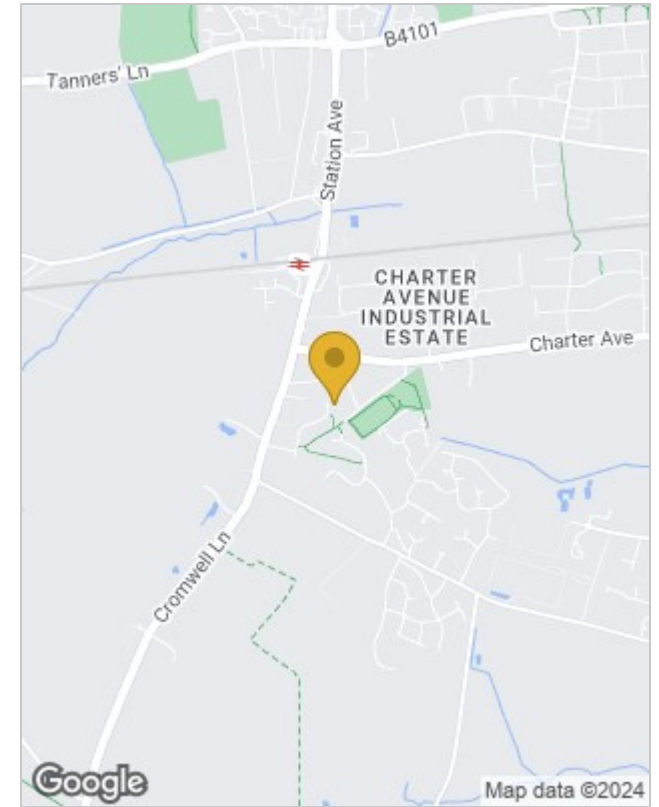




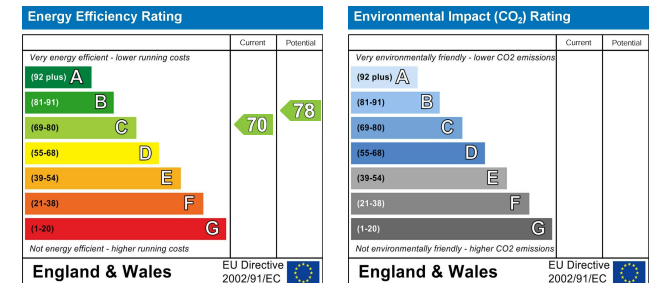
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Coventry Office on 024 7625 8421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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

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