



6 ASBURY ROAD

COVENTRY, CV7 7QN

- EXECUTIVE DETACHED HOUSE • FOUR BEDROOMS • LOUNGE • DINING ROOM • OFFICE • CONVERSATORY • KITCHEN/DINER • UTILITY ROOM • DOUBLE GARAGE • SOUTH FACING PRIVATE REAR GARDEN



THE PROPERTY

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We are delighted to present this executive four-bedroom detached family home in the sort-after village of Balsall Common. Within walking distance are excellent schools, the village centre and train station. The property occupies a large plot with a private south-facing rear garden, a double garage with an electric door and a driveway with parking for several vehicles. Maintained to a very high standard it has gas central heating, double glazing, and solar panels.

The property has an extended modern kitchen fitted with integrated appliances and a utility room. A garden store with toilet and wash basin is accessible from the back garden. This lovely property would be ideal for a growing family. Briefly, the accommodation comprises, entrance hall, office, cloakroom with toilet, lounge with feature fireplace and gas fire, with double doors leading into a dining room and then into a conservatory. The modern extended kitchen/diner is fully fitted with integrated appliances and leads into a sizeable utility. The large master bedroom to the front has an en-suite shower room. Bedroom two at the front has a walk-in storage closet. Bedroom three overlooks the back garden as does bedroom four which has a large storage cupboard. Off the landing is a modern fully fitted shower room and a further spacious storage cupboard.

To the rear of this delightful home you have a private well-stocked south-facing garden with a good-sized patio area ideal for entertaining or enjoying a coffee or a glass of wine.





THE LOCATION

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This home is on Asbury Road off Kemps Green Road, close to Balsall Common Village with all of its local amenities and conveniences. The property is within easy walking distance of the outstanding Heart of England Secondary and Balsall Common Primary schools. Berkswell Train Station in Balsall Common offers departures to Birmingham International (for Birmingham Airport and The National Exhibition Centre) and Birmingham, Coventry and London Euston. Balsall Common is within a short ride of Knowle, Solihull and Kenilworth and has easy access to the M6 and M42 motorways. There is a modern doctors' surgery, two fuel stations and a good range of shops and amenities within the village itself.

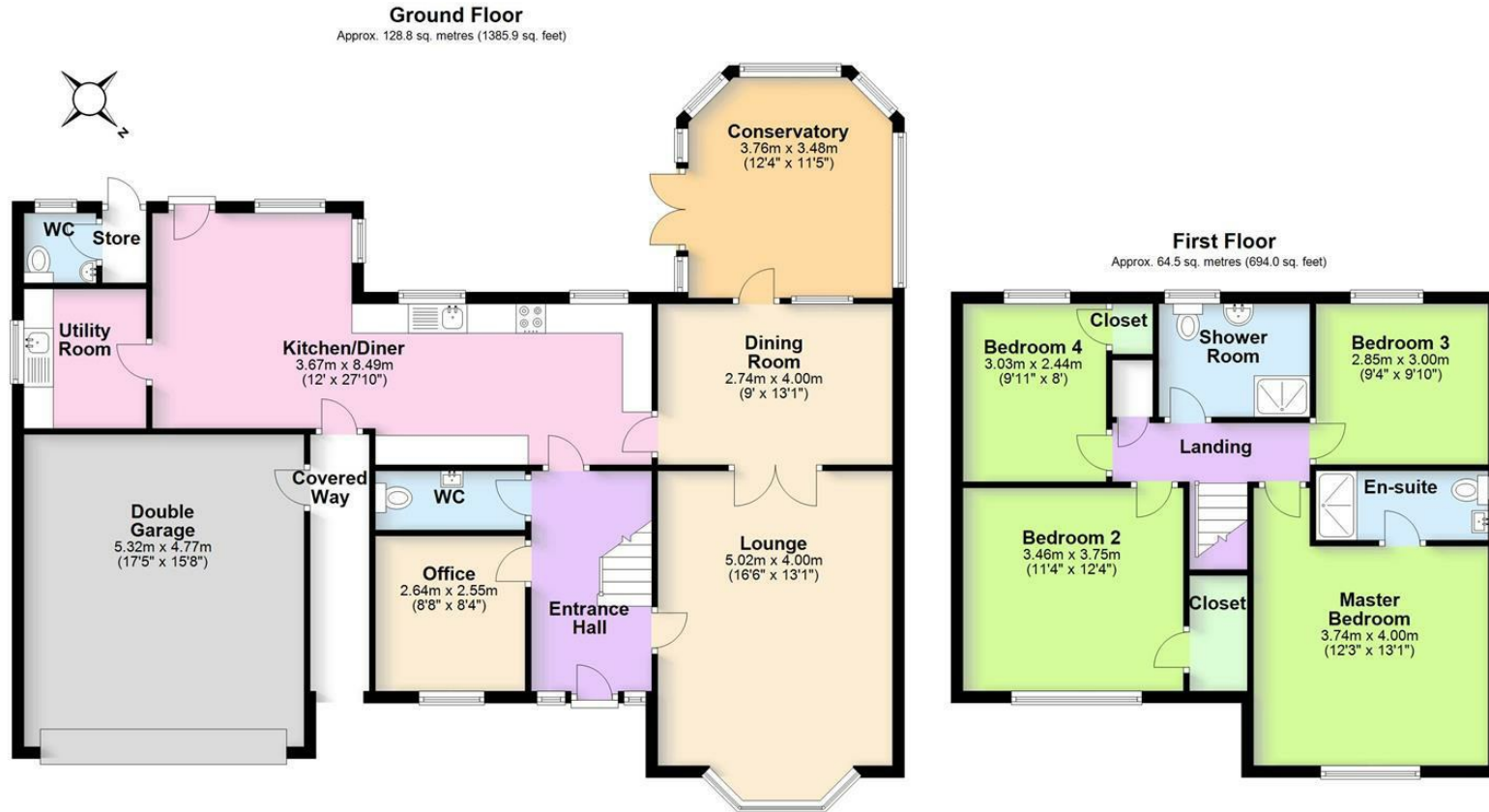
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THE FLOORPLAN



Total area: approx. 193.2 sq. metres (2079.9 sq. feet)



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