



33 BUTT LANE

COVENTRY, CV5 9FB

- EXCEPTIONAL FAMILY HOME
- VILLAGE LOCATION
- EXCITING PLOT SIZE & SOUTH WEST FACING GARDEN
- LARGE DRIVEWAY
- REAR KITCHEN/DINER
- 2 FURTHER RECEPTION ROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- 3 TERRIFIC DOUBLE BEDROOMS
- MASTER WITH EN-SUITE
- EPC RATING C, COUNCIL TAX BAND E



THE PROPERTY

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A spacious family home located in the most beautiful of locations, with attractive gardens to front and rear and far reaching views over Coundon Wedge.

The accommodation briefly comprises; Porch, Entrance Hall, spacious lounge with feature fireplace, double doors lead through to the family room which in turn have double doors leading out to the rear garden, Breakfast Kitchen, useful Utility Room with lobby which leads out to the garden and downstairs WC.

To the first floor there three very well proportioned bedrooms a Family Bathroom and a spacious En-suite Bathroom complete with bath and separate shower cubicle.

Externally there is direct access to a large driveway providing ample off street parking for several vehicles before leading to the integral brick garage. There is still side pedestrian access to the rear garden making it easier for garden maintenance etc. The rear garden has been beautifully landscaped and really is a gardeners dream. At the far end, behind the hedge row there is a large compost heap that is rotated and then used back on the garden, there are also storage sheds and a summer house. A full inspection and tour of the garden is highly recommended.

We expect there to be high demand for this wonderful property so please call Elizabeth Davenport Coventry office and one of our friendly team will be happy to make all of the viewing arrangements.





THE LOCATION

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Allesley is one of the most desirable and prestigious suburbs in Coventry and offers an attractive, semi-rural setting quite some distance from the hustle and bustle of the city. Ideal for countryside walks, exercising pets and for the more fitness conscious there are some great trail running routes!

The popular Rainbow Inn is only a short walk away where there is a great food menu and Beer Garden which proves very popular in the summer months.

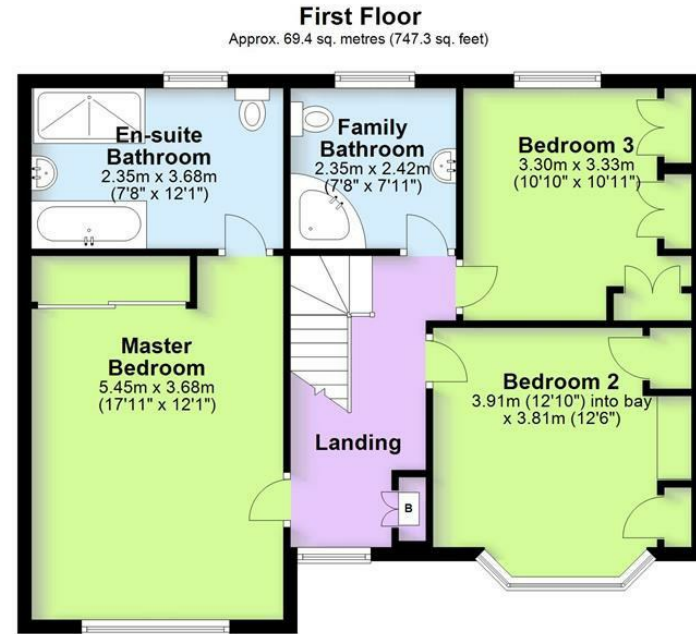
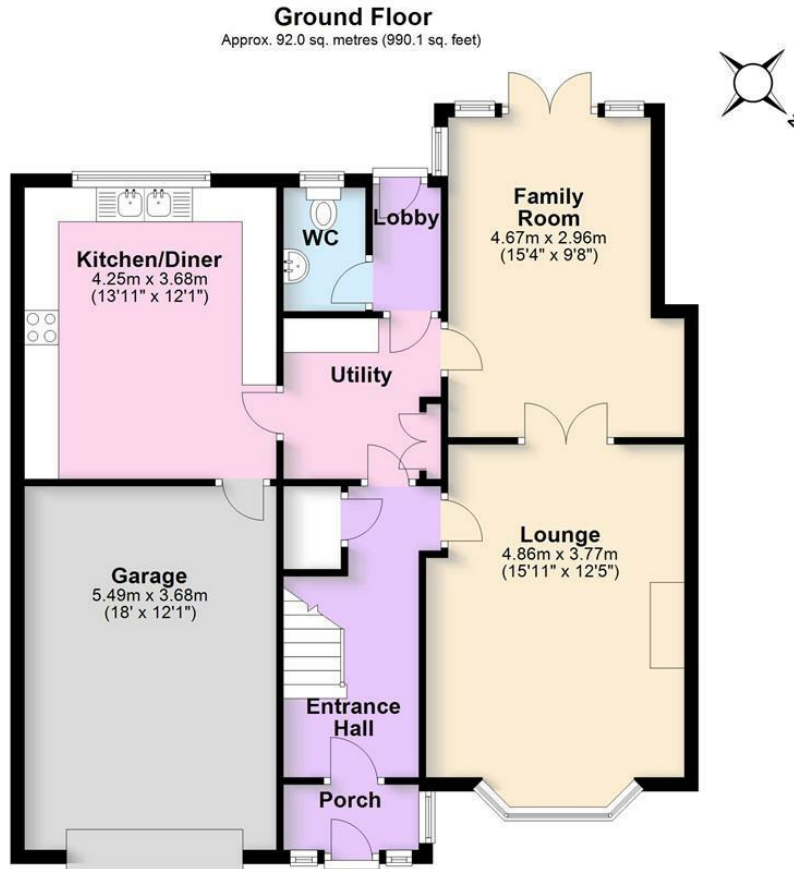
The area is well served by local schools including Coundon Court and Westwood Academy. There are shops available in nearby Meriden and Mount Nod. By car, the area is well served by both Canley Retail Park and Cannon Park Shopping Centre. The A45 Trunk Road is close by providing an excellent road link to Coventry, the NEC and Birmingham Airport.

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

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THE FLOORPLAN



Total area: approx. 161.4 sq. metres (1737.4 sq. feet)



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