



# Duggins Lane, Coventry

Guide Price £420,000





## PROPERTY OVERVIEW

This beautifully presented and deceptively spacious four bedroom link-detached property has been extended and modernised by the present owners and now provides a ready to move into family home in a sought after semi-rural location on the outskirts of Balsall Common. Providing over 1200 sq ft of living accommodation the property offers potential purchasers:- entrance hallway, living room, open plan breakfast kitchen into sunroom, utility room, guest WC / shower room and on the first floor four double bedrooms and a modern family bathroom.

Outside there is a landscaped South facing rear garden, garage, driveway parking and large outbuilding which can be used as an office / gym / workshop.

Viewing is by appointment only with Xact on 01676 534 411.

- Four Bedroom Link Detached
- Well Presented Throughout
- Over 1200 sq ft
- Open Plan Breakfast Kitchen
- Four Double Bedrooms
- Large Office / Gym / Workshop
- Garage & Driveway Parking
- South Facing Garden





## PROPERTY LOCATION

The property is located approximately 1 mile away from the centre of Balsall Common & Berkswell making it ideally situated for access to Solihull, Coventry, Kenilworth and Birmingham. Balsall Common being the nearest village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. 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.

Council Tax band: E

Tenure: Freehold

## ENTRANCE HALLWAY

### WC/SHOWER ROOM

5' 5" x 5' 3" (1.65m x 1.60m)

### LIVING ROOM

18' 6" x 13' 5" (5.64m x 4.09m)

### BREAKFAST KITCHEN

19' 2" x 12' 4" (5.84m x 3.76m)

### SUN ROOM

9' 10" x 9' 10" (3.00m x 3.00m)

## FIRST FLOOR

### BEDROOM ONE

15' 7" x 9' 6" (4.75m x 2.90m)

### BEDROOM TWO

12' 8" x 9' 6" (3.86m x 2.90m)

### BEDROOM THREE

9' 4" x 9' 0" (2.84m x 2.74m)



**BEDROOM FOUR**

9' 7" x 8' 11" (2.92m x 2.72m)

**BATHROOM**

9' 2" x 5' 6" (2.79m x 1.68m)

**TOTAL SQUARE FOOTAGE**

119 sq.m (1281 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE**

13' 1" x 7' 10" (3.99m x 2.39m)

**OFFICE/GYM/WORKSHOP**

18' 1" x 7' 7" (5.51m x 2.31m)

**LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Rangemaster free standing cooker, extractor, microwave, fridge, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms and underfloor heating in the sun room.

**ADDITIONAL INFORMATION**

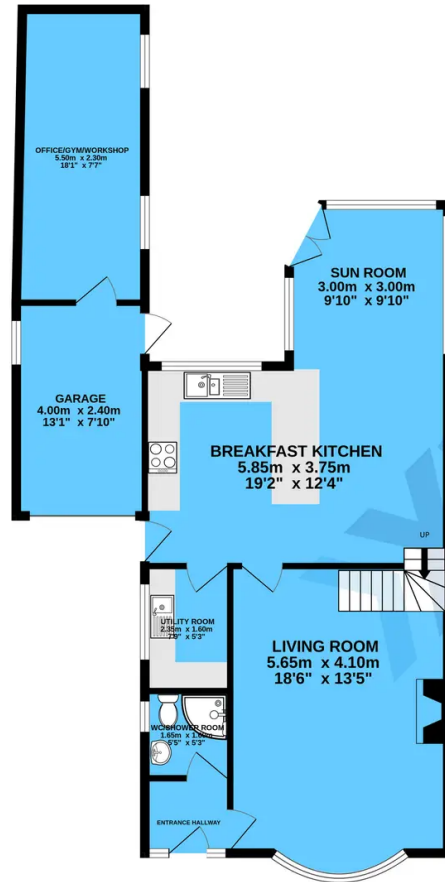
Services - mains gas, electricity and sewers.  
Broadband - Sky - fibre optic. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

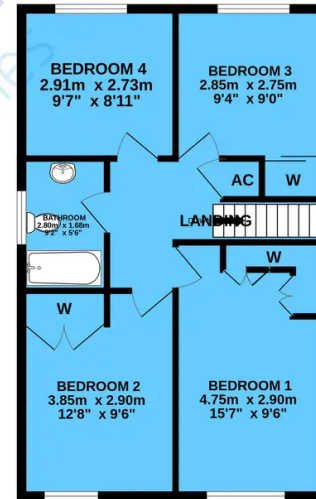
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 119.0 sq.m. (1281 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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