



JULIE PHILPOT
RESIDENTIAL



47 Red Lane | Burton Green | CV8 1PA

A much loved family home, on the market for the first time in over sixty years. The property has open countryside views and is within a few minutes drive of Kenilworth, Balsall Common and Coventry. There are very attractive gardens to the front and rear, a ground floor extension provides a garden room with access to the lounge/diner and galley kitchen plus W.C. On the first floor are two double bedrooms and a box room, which can be a study or nursery. All rooms enjoy open countryside views. There is scope for further modernisation or extension, subject to the usual permissions and consents being obtained. Outside there is also a community playground for residents of Red Lane.

£345,000

- Semi Rural Property
- Countryside Views
- Two/Three Bedrooms
- Attractive Well Stocked Gardens



Property Description

ENCLOSED PORCH

With tiled floor, wall light point and door to

ENTRANCE HALL

Having radiator, central heating programmer, dado rail, telephone point and understairs storage cupboard.

LOUNGE/DINER

10' 2" x 24' 8" (3.1m x 7.52m)

With large bay window offering beautiful views across the well-loved front garden and towards open countryside. Feature fireplace professionally installed and fitted by Manor House Fires of Kenilworth. Dado rail, two radiators, TV aerial and broadband connection.

GALLEY KITCHEN

5' 6" x 9' 7" (1.68m x 2.92m)

Having a range of cupboard and drawer units with matching wall cupboards, Franke one and a half bowl steel sink unit, Neff four ring hob with extractor hood over, wall mounted Neff double oven with cupboards above and pan drawers below. Round edged worksurfaces and ceramic tiling.

GARDEN ROOM

6' 7" x 11' 3" (2.01m x 3.43m)

Having French double doors leading to the rear garden, glazed double doors providing access to the lounge/diner and personal door to the garden patio. There is a utility storage cupboard with space and plumbing for washing machine and tumble dryer.

CLOAKROOM

Having a WC.

FIRST FLOOR LANDING

With smoke detector, access to roof storage space and built in storage cupboard with shelving.

BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m)

With bay window offering views of the open countryside. Picture rail, radiator and range of built in bedroom furniture to include a chest of drawers unit, bedside tables, double sized bed head and further drawer unit.

BEDROOM TWO

12' 2" x 9' 4" (3.71m x 2.84m)

A second double bedroom to the rear of the property boasts further views of the garden and open fields. Radiator.

STUDY /NURSERY

5' 7" x 5' 6" (1.7m x 1.68m)

Located to the front of the property with countryside views. Wall mounted Vaillant combination boiler. This room has been a bedroom and can be a nursery or home office.

BATHROOM

6' 4" x 7' 9" (1.93m x 2.36m)

A modern and spacious bathroom having panelled bath with shower over and glazed screen. Pedestal wash basin and WC, radiator and heated towel rail, complimentary tiling and extractor fan.

OUTSIDE

FRONT GARDEN

An attractive and well-maintained front garden with an area of lawn, rose beds and mature shrubs including hydrangeas. A gate and path at the side leads to:

REAR GARDEN

A sunny rear garden with a paved patio and two steps down to the area of lawn with stepping stone paving leading to the garage and rear gated access. The garden enjoys a high degree of privacy with open farmland and countryside to the rear. Timber shed. Outside Tap.

DOUBLE GARAGE

15' 9" x 16' 1" (4.8m x 4.9m)

Access from Red Lane via a driveway leads to the rear of the houses which then leads to this double garage. Up and over door, light, power and personal door into the rear garden.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

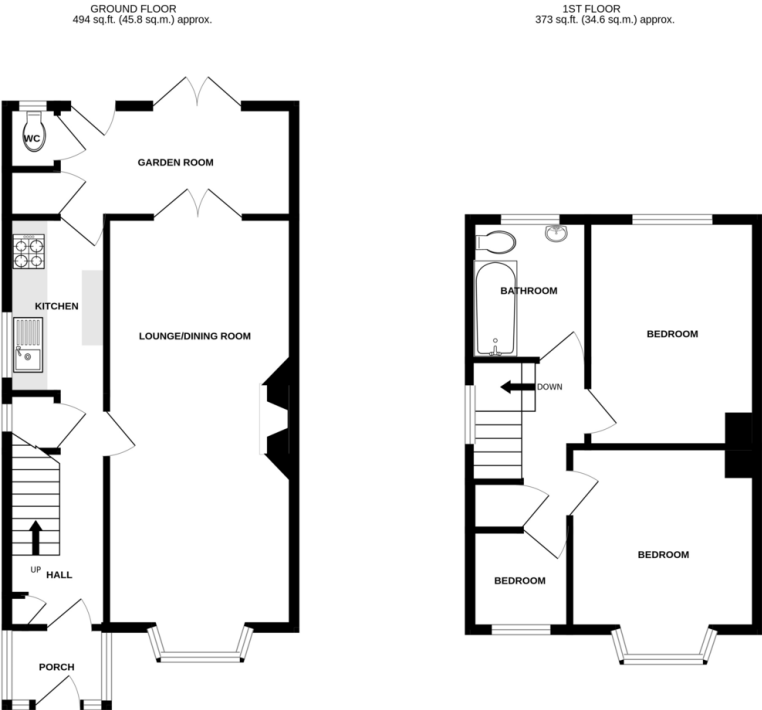
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

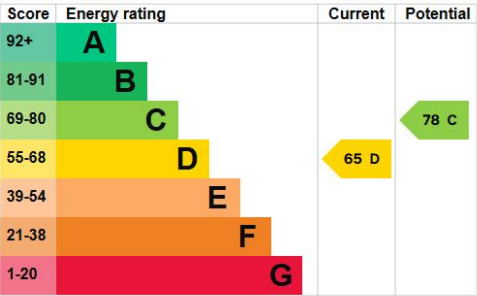


TOTAL FLOOR AREA: 866 sq.ft. (80.5 sq.m.) approx.
Made with Metropix G3025

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.