



Details

Entrance Hall
15' 11" x 9' 1" max

Kitchen/Lounge
21' 1" x 11' 10" max

Utility/Laundry Room
9' 2" x 7' 8" max

Living Room/Study
11' 5" x 11' 10" max

Cloakroom/Bathroom
7' 9" x 3' 3" max

Master Bedroom
12' 2" x 14' 8" max

Ensuite
10' 2" x 6' 5" max

Landing/Hall
11' 11" x 5' 5" max

Bedroom Two
13' 8" x 11' 6" max

Family Bathroom
8' 1" x 6' 6" max

EPC Rating: TBC
Council Tax Band: B (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing
please call us on **024 7622 0022**



Features:

- Immaculate 2 bedroom 3 bathroom detached house
- Fully refurbished and modernised
- Open plan lounge kitchen, utility & study
- Detached garage
- Extensive block paved driveway for 4 vehicles
- Manicured rear gardens with large porcelain patio
- Sought after location
- EPC - TBC

Description:

An impressive, fully renovated and extremely well presented detached house, offering contemporary family living situated in a very sought after semi-rural location, on the outskirts of Coventry.

In brief this stunning property consists of a welcoming wide entrance hall with half height decorative wood panelling and double oak door cloaks/storage cupboard housing the wifi router and cctv dvr recorder. The ceramic wood effect herringbone floor tiles continues throughout the ground floor with cast iron radiators providing the central heating powered by a 2 year old Valiant combi boiler. Through the hall you'll enter a spacious open plan lounge/kitchen/diner with marble work surfaces. The fully modernised kitchen features integrated appliances and a very sizeable marble topped island with under counter storage and comfortable seating space for 4 diners. The spacious lounge area provides plenty of room for 2 large sofas and a coffee table for evening hosting or comfortable tv entertainment. There is a double glazed composite back door giving access to the porcelain patio area and manicured rear garden. The well lit utility room off the kitchen provides more marble surfaces and a further sink. Space for washer and dryer as well as additional storage in matching kitchen units. Here you'll find a double glazed composite multi lock door which leads to the block paved side entry. A sliding pocket door to the rear of the utility gives entry to a convenient stylish cloakroom WC.

A further oak door invites you full circle back into the entrance hall. Heading to the front of the house you'll find the characterful study, complete with double aspect windows, full height wood panelling, a further double door storage/cloaks cupboard, ornamental illuminated display boxes and a bespoke bookcase.

Ascending the dog-leg staircase with solid oak balustrade and handrail you'll find a bright landing which accommodates a sizeable front double bedroom, complete with bespoke shaker style fitted furniture including a huge wardrobe, trophy cabinet, storage chest/seating area, shelving and table. A skylight adds to the light and airy feel. The professionally fitted double bed still allows for plenty of floor space which is covered by thick pile carpet atop of cloud nine underlay providing superior comfort underfoot which extends over the landing and into the master bedroom.

Back across the landing is the immaculately presented family bathroom fitted with an over bath shower, wc and vanity unit with hand basin. Large ceramic floor tiles give this room a very clean feel.

The large master bedroom is found at the far end of the landing providing views over the ornamental rear garden. Bespoke professionally fitted furniture provide ample storage within drawers, wardrobes and cupboards. A quartz corian surface runs along the far side of the room giving a convenient area for a tv and stereo. Upvc double aspect windows on each side of the room allows for a cool breeze in the summer.

The ensuite reveals a grand marble tiled enclosed shower with chrome fittings. A solid marble surfaced bespoke vanity cabinet with illuminated shelving offers plenty of storage. Large ceramic floor tiles complete the luxurious feel.

Outside to the rear reveals a beautiful landscaped south facing garden, large porcelain tiled patio area with block paved pathway leading to the shed en route to the bottom of the garden. Ornamental paved circles are dotted throughout the lawn providing impressive foundations for feature potted displays. The well stocked borders and flower bed provide seasonal decoration and attractive evergreen planting. The rear boundary border has been planted with fast growing firs which will provide extra seclusion.

The front of the property boasts an extensive driveway for 4 cars that sets it back from the road through an electric 6 bar solid oak gate. The property further benefits from a detached single garage with up and over door with electricity supply and lighting. Further feature lights around the exterior illuminate each of the side entries including through the ornamental wrought iron pedestrian security gate leading to the front door.

Situated in the prime location of Binley Woods offering many nearby public bridlepaths leading through woodland and countryside.

Ideally positioned on the outskirts of Coventry. Local shops, eateries, pubs and leisure facilities also nearby. Fantastic road links such as A46, M6 and M69.



How can we help you?

Need a mortgage?

We will search the market for you to ensure you get the right lender and mortgage deal. We can typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. Call us on 02476220022 The initial appointment is free and without obligation.

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least before viewing, (and preferably Sold STC) otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

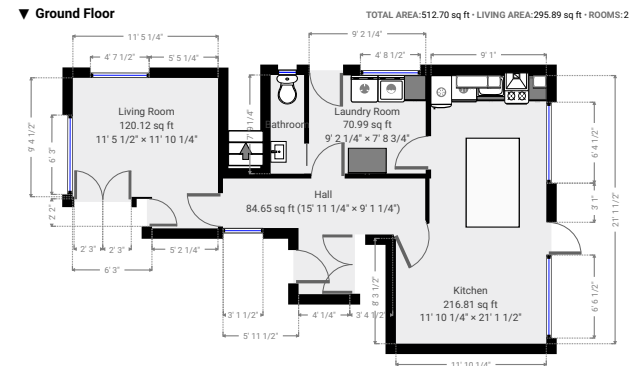
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220 Rugby Road

220, Rugby Road, CV3 2BD Coventry, United Kingdom
TOTAL AREA: 996.70 sq ft - LIVING AREA: 779.89 sq ft - FLOORS: 2 - ROOMS: 4



▼ Ground Floor



▼ 1st Floor

