



Station Road, Coventry, CV7 8FG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Offering GENERATIONAL LIVING with a practical and adaptable layout perfect for sharing or extended families. We are pleased to offer to the market this extended, and much improved detached dormer bungalow situated in the popular village of Arley with RURAL VIEWS to the rear.

Conveniently situated for the city of Coventry and Nuneaton town the accommodation in brief comprises; Entrance Hall with staircase providing access to the first floor and panelled doors to all the ground floor rooms.

Spacious lounge/dining room having two sets of PVCu double glazed patio doors providing access to the FABULOUS PVCu double glazed CONSERVATORY overlooking the rear garden. Kitchen with a range of modern units including integrated hob and oven. Utility/storeroom located to the side of the property having a range of modern units and space for a washing machine and tumble dryer.

Two ground floor bedrooms with the master bedroom being extended to the front elevation with fitted wardrobes and opens into the extended dressing room also having fitted wardrobes and provides access to the en suite shower room having a double shower cubicle, vanity unit with incorporated hand wash basin and a low-level W.C. There is also a further ground floor family bathroom having a corner bath, pedestal hand wash basin and a low-level W.C.

First floor landing has a built-in wardrobe/storage cupboard and panelled doors leading to a further two double bedrooms both having double glazed skylights and access to the remaining loft storage space. Shower room having a shower cubicle, pedestal hand wash basin and a low-level W.C. The property also benefits from gas central heating and PVCu double glazing.

Outside there is a tarmacadam frontage providing off road parking for a number of vehicles and the enclosed rear garden being laid to lawn with a paved patio area and a large and extremely useful TIMBER WORKSHOP with power and light points.

INTERNAL INSPECTION ESSENTIAL!







Total area: approx. 162.9 sq. metres (1753.0 sq. feet)



Key Features

- Much Improved & Extended Detached Dormer Bungalow
- Spacious Lounge/Dining Room
- Full Width Conservatory
- Kitchen With Integrated Hob & Oven
- Utility/Store Room
- Four Bedrooms
- Master Bedroom Having Dressing Room & En Suite
- Family Bathroom & First Floor Shower Room
- GFCH & PVCu Double Glazing
- Enclosed Garden With Open Views

**Offers Over
£450,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee