



Butterworth Drive, Coventry, CV4 8JL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Sheldon Bosley Knight are delighted to bring to market this spacious five bedroom detached property set on a generous corner plot and positioned in the desirable location of Westwood Heath on Butterworth Drive. The detached family home sits at the end of the cul de sac having gardens to all sides and with views across mature woodland and a sports field. It offers versatile accommodation throughout and benefits from its close proximity to Warwick University.

Internally and to the ground floor the accommodation comprises an entrance hallway, 16ft lounge with gas coal-effect fire and doors leading through to a separate dining room, both with sliding patio doors leading out onto the rear garden, spacious kitchen/breakfast, utility room, office/study, double bedroom and a shower room.

To the first floor are three double bedrooms with the principal benefitting from an en-suite bathroom featuring bath and separate shower cubicle and under floor heating, one generous single bedroom and the family bathroom.

Externally, the block paved driveway is large enough for several vehicles and the double garage offers ideal dimensions for multi car storage or even change of use (subject to permissions). Outside, the considerable garden to the side and rear is private and mostly laid to lawn with patio area.

Further benefits include solar panels that are currently on a feed-in tariff until 2036 bringing in approximately £2,500 per annum and is also linked to inflation, gas central heating and double glazing throughout.





Key Features

- Five Bedroom Detached Family Home
- Spacious 16ft Lounge
- Separate Dining Room
- Utility Room
- Ground Floor Double Bedroom
- Ground Floor Shower Room
- Principal Bedroom with En-Suite
- Desirable Location
- Generous Rear and Side Garden
- EPC - C

**Offers In Excess Of
£625,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band -

Local Authority -



Total area: approx. 173.7 sq. metres (1869.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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