



yourdreampad



46 Birmingham Road Allesley Village, Coventry, CV5 9GU

A charming, double fronted, Grade 2 listed cottage believed to date back in part to the 17th century enjoying an exceptionally secluded location, tucked away from the main road, in this prime conservation area. With many charming period features including exposed beams, brick and stonework together with an open fire and log burning stove, also a particular feature is the surprisingly large, well-stocked and private garden located away from the cottage, creating a delightful setting. Comprising of a dining hallway and lounge both with inglenook fireplaces, a kitchen, two excellent bedrooms and a stylish bathroom. A tremendous opportunity for the discerning buyer. ON STREET PARKING ONLY. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Allesley Village is regarded as one of the most sought after suburbs of the city in which to reside, on the very western edge, close to wonderful countryside creating a delightful semi-rural atmosphere. Various daily shops, village pub, doctors' surgery and post office are close by, bus services are available and first class road links include the A45 allowing easy access to local areas including Meriden, Solihull and of course Birmingham.

£250,000

46 Birmingham Road

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- LISTED COTTAGE IN 'HIDDEN' LOCATION
- CENTRAL VILLAGE POSITION
- GAS HEATING, SECONDARY GLAZING
- ORIGINALLY 2 SEPARATE DWELLINGS
- TWO GREAT SIZED BEDROOMS
- A REAL GEM, DON'T MISS OUT
- MUCH CHARM AND CHARACTER
- NEARBY ON STREET CAR PARKING

ON THE GROUND FLOOR

Dining Hall

12'8 x 10'6 overall

Lounge

13'5 x 11'7 overall

Kitchen

12'7 x 7'4

Stylish Bathroom

10'4 min x 6'6

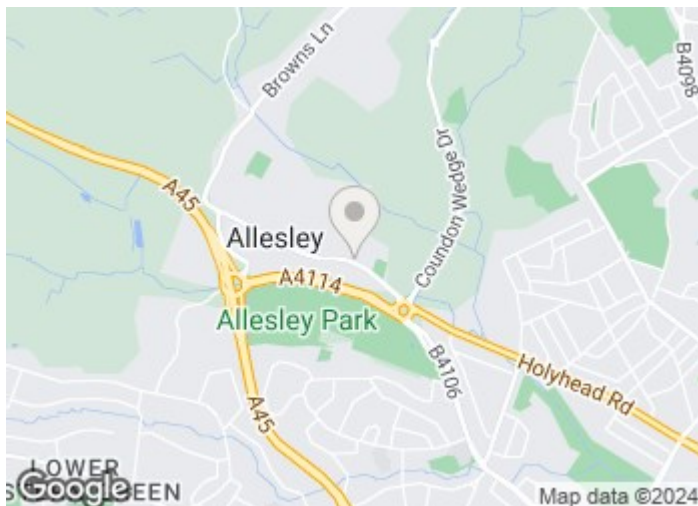
ON THE FIRST FLOOR

Bedroom No.1

14'4 into chimney breast x 11'7

Bedroom No.2

12'7 x 7'4

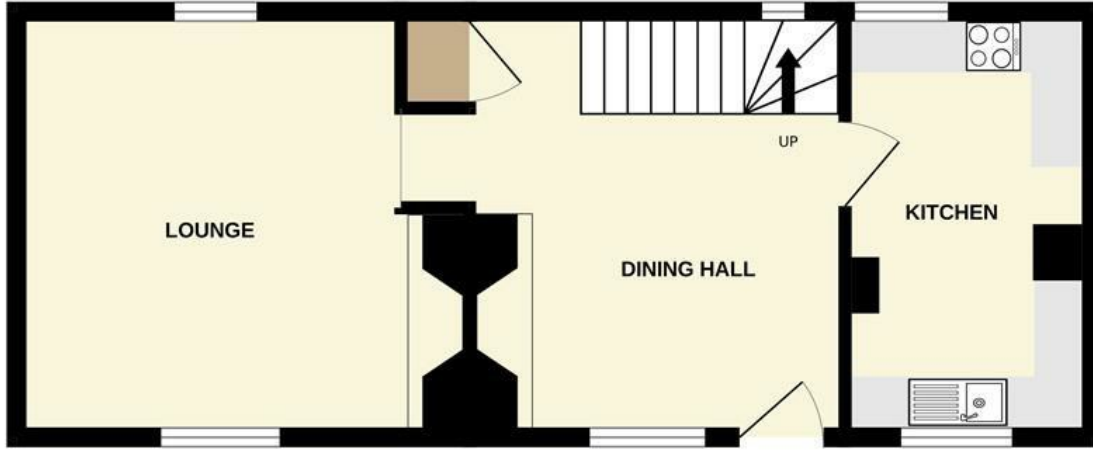


[Directions](#)

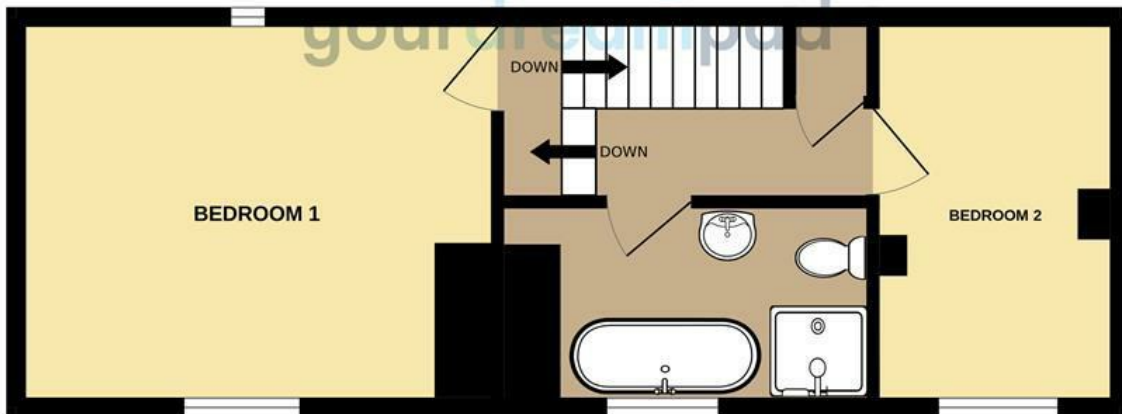


Floor Plan

GROUND FLOOR



1ST FLOOR



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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