



yourdreampad



15 Bucksey Close Little Heath, Coventry, CV6 7PJ

**** REDUCED BY OVER £10,000 ** MOTIVATED SELLERS **** A delightfully positioned, modern, detached executive property is set at the end of this peaceful cul-de-sac. Featuring glorious views across an open field, towards woodland, this well designed Persimmon home really needs to be seen to be fully appreciated. The property boasts a generous sized driveway creating parking for 4 vehicles and a single garage, together with a good-sized rear garden, enjoying the sunshine all afternoon and evening. Comprising of a hallway, two reception rooms, a spacious kitchen/diner, utility and cloaks. There are four generous bedrooms, ensuite shower room and family bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Little Heath is an ideally situated position, to the north of the city, well served by a wide range of first class amenities including various daily shops and superstores, schools for all ages and regular transport services. The position is perfect for the M6/M69 junction, enabling easy access to the midland motorway network. The location is also a short drive from the University Hospital.

£369,000

15 Bucksey Close

Little Heath, Coventry, CV6 7PJ



- STUNNING MODERN DETACHED RESIDENCE
- GAS HEATING, DOUBLE GLAZING
- VERY SUNNY REAR GARDEN
- THE PERFECT FAMILY HOME
- EV HOME CHARGER
- BROAD DRIVEWAY AND GARAGE
- OVERLOOKING A FIELD AND WOODLAND
- FOUR GOOD-SIZED BEDROOMS

ON THE GROUND FLOOR

Hallway

13'4 x 8'2 L shaped

Lounge

13'3 x 10'7

Sitting Room

10'8 x 9'9

Kitchen/Diner

20'1 x 9'6

Utility Room

6'2 x 5'4

Cloakroom

5'4 x 3'2

ON THE FIRST FLOOR

Bedroom No.1

11'7 into wardrobes x 11'4

Ensuite Shower Room

6'4 x 5'7

Bedroom No.2

11'3 x 8'4 min

Bedroom No.3

9'9' x 9'3

Bedroom No.4

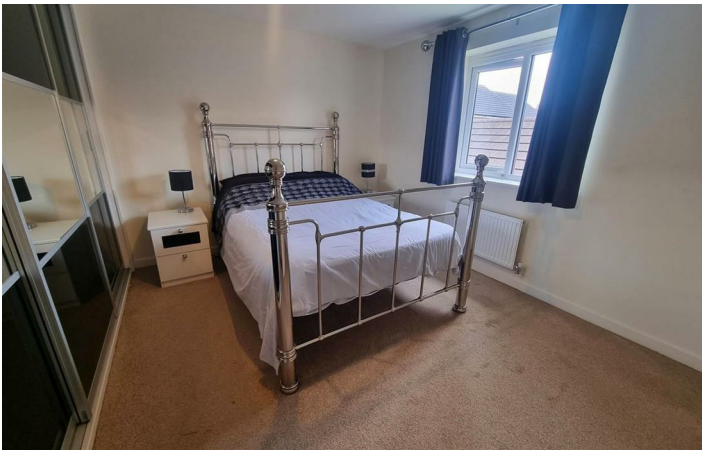
8' x 7'6

Family Bathroom

8'2 x 6'5

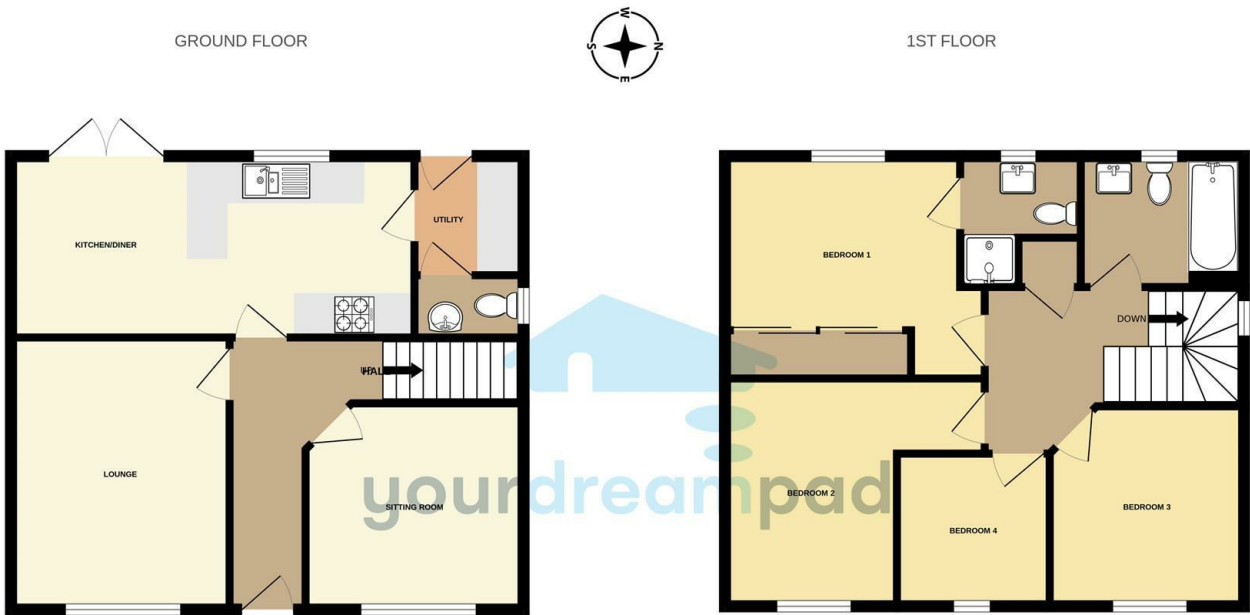


[Directions](#)





Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	