



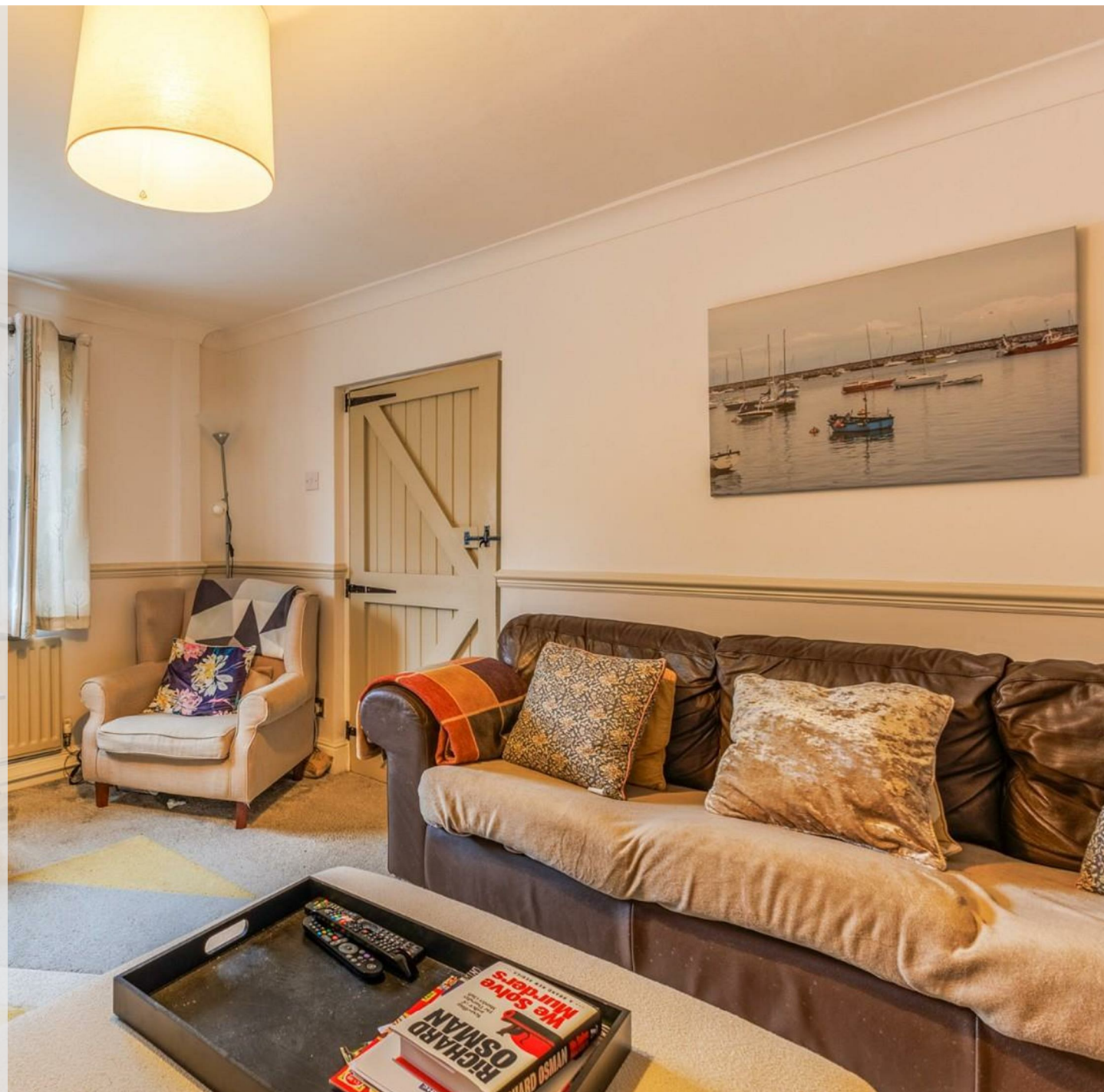
Brinklow Road Coventry CV3 2DS



Key Features

- Unique characterful Cottage Property built in 1928
- Four Well Proportioned Double Bedrooms
- Bags of charm and formally two separate cottages
- Fitted Modern Kitchen with Island and built in appliances
 - Spacious Lounge, Dining Room and Study/Bedroom
 - Downstairs Shower Room and Family Bathroom
- Full width conservatory with Utility Space
 - Brick built garage at the rear
- Somewhere to parking at the rear of the property
 - EPC - C

Offers Over
£325,000





The Property

Loveitts are delighted to bring to market this traditional four double bedroom cottage positioned in the sought after residential location of Binley. Formally two separate cottages when built in 1928, the property is full of character and charm making this unique property perfect for a family with its generous accommodation throughout and traditional features, such as the doors and beamed ceilings, blended with contemporary aspects.

Upon entering the property through the vestibule you are greeted by a warm and welcoming hallway via a porch providing access to all ground floor rooms. Positioned on the ground floor is the sizeable lounge, study room currently utilised as a bedroom and spacious dining room with opening leading to the ample fitted modern kitchen featuring an island, built in oven, hob, extractor and dishwasher. Located at the rear of the property is a full width conservatory containing utility space, seating area and modern shower room.

Located on the first floor are four well proportioned bedrooms, two of which contain built in storage and all benefit from tall ceilings with wooden ceiling beams and ooze character. Also positioned on the first floor is the family bathroom featuring bath and over shower.

Externally the property boasts a broad rear garden mostly laid to lawn with patio area and a single garage with up and over door and power. The current owner parks there car to the rear of the property in close proximity to the garage.

There is also further parking on the side room in the form of bays on a first come first serve basis.

Call us now to arrange a viewing.

Porch

Entrance door from the front leading into Porch with further door leading into the entrance hall.

Entrance Hall

Feature character doors opening into downstairs rooms, central heating radiator and stairs rising to the first floor.

Lounge

13'11 x 11'5

Having double glazed window to the front, gas central heating radiator, feature fire with mantelpiece without fitted fire and carpeted floor coverings.

Family Room

13'11 x 12'3

Having double glazed window to the front, gas central heating radiator, carpet floor coverings and opening into;

Kitchen

11' x 12'3

Having double glazed window to the rear, feature beamed ceiling and having a range of fitted modern wall and base units with fitted drawers and working surfaces over with inset sink and mixer tap, fitted oven, induction hob and extractor fan, built in dishwasher, further cupboard space and fitted island. Having wooden floor covering and tiled splashbacks.

Reception Room/Bedroom

11'2 x 12 max

Having double glazed window to the rear into the conservatory, gas central heating radiator and carpet floor covering.

Utility Room/Conservatory

6'5 x 28'9

Fitted with a range of wall mounted base units with working surfaces over, inset stainless steel sink, space for white goods making this an ample utility area. Glazed windows to the rear, door opening into the garden and further door into the shower room.





Shower Room

Having shower cubicle, wash hand basin, low level WC, wall mounted pull cord heater and an extractor fan.

Bedroom One

14'2 max x 12'8

Having double glazed window to the front, gas central heating radiator, tall and beamed ceiling, walk in wardrobe and carpet floor covering.

Bedroom Two

13'8 x 11'1

Having double glazed window to the front, tall and beamed ceiling gas central heating radiator and carpet floor covering.

Bedroom Three

10'9 x 8'6

Having double glazed window to the rear, tall and beamed ceiling gas central heating radiator and carpet floor covering.

Bedroom Four

11'3 x 9

Having double glazed window to the rear, tall and beamed ceiling gas central heating radiator and carpet floor covering.

Bathroom

Having double glazed window to the front, heated towel rail, p-shaped bath with shower screen and shower over, wash hand basin, low level WC, tiling to the wall and wooden floor coverings.

Garage

Brick built garage with personal door and entrance garage door.

Outside

To the front of the property there is a pathway leading to the front entrance, dwarf fencing and fore garden. To the rear the rear garden is laid to lawn with borders, loose stoned area and patio area, and personal door into the garage.





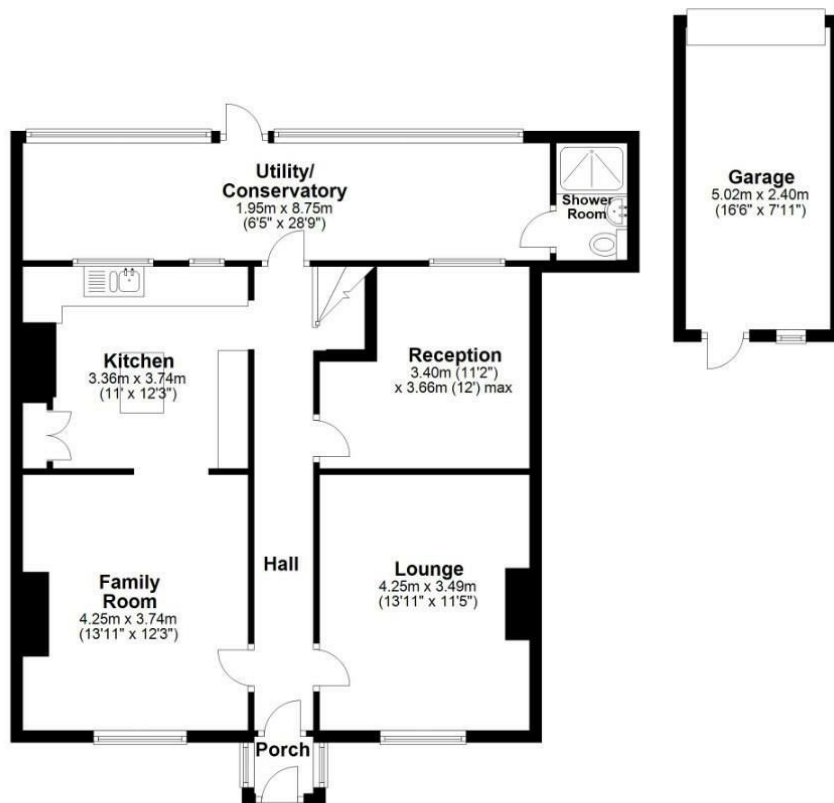




Floorplan

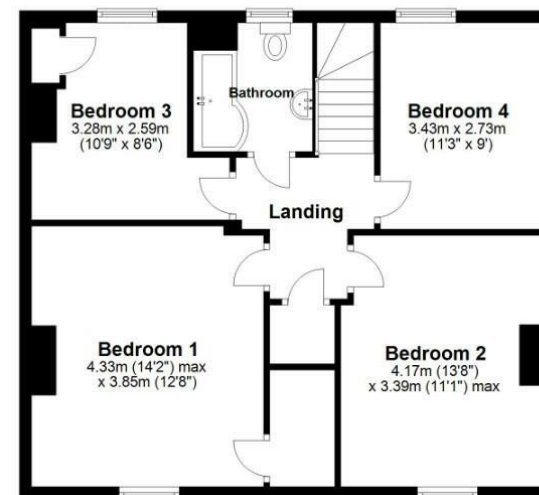
Ground Floor

Approx. 97.2 sq. metres (1046.2 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



Total area: approx. 163.0 sq. metres (1754.7 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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