



144 Coventry Road

Warwick **CV34 5HL**

Offers Over £550,000

144 Coventry Road

Occupying a substantial plot to the corner of Coventry Road and Nelson Lane, this individual detached property was constructed during the late 1960's and has been in the same ownership since it was built. Being offered for sale with the benefit of no onward chain, the gas centrally heated and UPVC double glazed accommodation includes a spacious 'L' shape lounge/dining room with triple aspect windows, whilst on the first floor there are three double bedrooms together with a family bathroom. Externally, there are generously proportioned gardens to both front and rear along with a double garage positioned with access off Nelson Lane and with a driveway immediately to the front of the garage providing off-road parking for two cars. Additionally, the house offers excellent scope and potential for up-dating to a purchaser's own specification and offering good potential for rear extension, subject to the appropriate consents. Overall this is an excellent opportunity to purchase an individual detached family residence within easy reach of both Warwick and Leamington Spa.

LOCATION

Coventry Road is one of the main thoroughfares into central Warwick, lying less than one mile from central Warwick itself and therefore being within easy reach of all town amenities including shops, independent retailers, restaurants and parks. Warwick Hospital is also located nearby with good local road links available to nearby Leamington Spa and a number of major routes serving neighbouring towns and centres and the Midland motorway network, notably the M40. Regular commuter rail services operate from both Warwick and Warwick Parkway stations.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE

With UPVC double glazed entrance door opening into:-

SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor, built-in cloaks cupboard, central heating radiator, wood flooring and doors to:-

CLOAKROOM/WC

With fully tiled walls, low level WC, wall mounted wash hand basin obscure UPVC double glazed window and Dimplex electric radiator.

SPACIOUS LOUNGE/DINING ROOM

7.77m max x 6.35m max (25'6" max x 20'10" max)

- forming an 'L' shape.

With the lounge area having dual aspect UPVC double glazed windows together with double glazed sliding patio doors from the rear of the room giving access to the garden and giving the room a light and spacious feel, stone fireplace with slabbed hearth and inset coal effect living flame gas fire and central heating radiators to both the lounge and dining areas.

BREAKFAST KITCHEN

3.30m x 3.28m (10'10" x 10'9")

Being fitted with a range of wood units to three sides combining base cupboards, drawers and coordinating wall cabinets with roll edged worktops and ceramic tiled splashbacks, stainless steel sink unit, inset four burner gas hob with filter hood over and fitted electric oven and grill having storage above and below, free-standing Worcester gas fired boiler, door to storage cupboard housing plumbing for washing machine. Breakfast bar over a central heating radiator, UPVC double glazed window overlooking the rear garden and UPVC double glazed door giving external access to the side of the property.

ON THE FIRST FLOOR

LANDING

A spacious landing with two UPVC double glazed windows to front elevation, central heating radiator, built-in airing cupboard housing the hot water cylinder and doors to:-

BEDROOM ONE (REAR)

4.52m x 3.35m (14'10" x 11'0")

With UPVC double glazed window and central heating radiator.

BEDROOM TWO (SIDE)

3.96m x 2.72m (13'0" x 8'11")

With built-in eaves storage cupboards, UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

3.33m x 3.28m max (10'11" x 10'9" max)

With built-in wardrobe/storage cupboard, UPVC double glazed window and central heating radiator.

BATHROOM

With fully ceramic tiled walls and three piece suite comprising low level WC, pedestal wash hand basin, panelled bath, separate shower enclosure with fitted shower unit and glazed door giving access, chrome towel warmer/radiator and obscure UPVC double glazed window.

OUTSIDE

Features

Individual Detached House

Substantial Plot

Spacious 'L' Shape Lounge/Dining Room

Breakfast Kitchen

Three Double Bedrooms

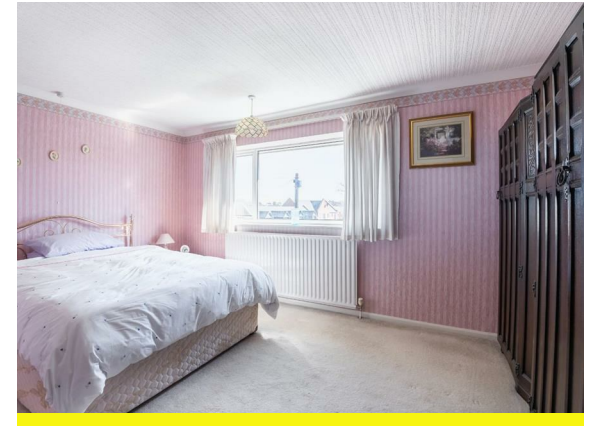
Family Bathroom

Generous Gardens Front and Rear

Double Garage and Parking

No Chain





Floorplan



Total area: approx. 115.4 sq. metres (1242.5 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

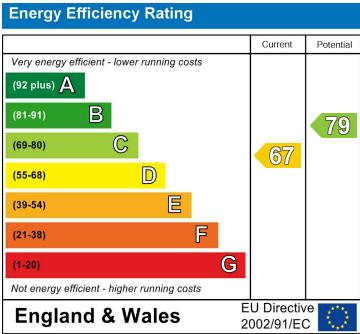
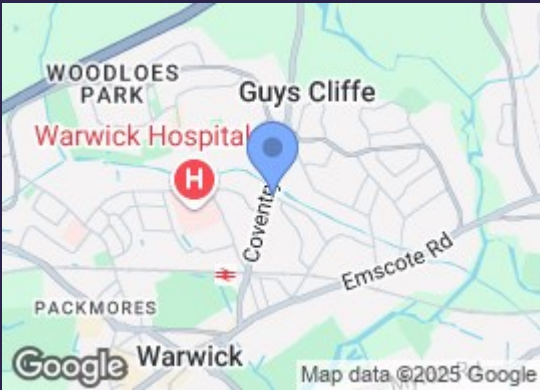
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band E - Warwick District Council



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