



68 Lower Road, Barnacle, Coventry, CV7 9LD

HOWKINS &  
HARRISON

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Barnacle, Coventry,  
CV7 9LD

Offers in Excess of: £300,000

This attractive, double fronted end of terrace Victorian cottage, situated in this popular village location, boasts three double bedrooms, character beams, a south facing rear garden and off-road vehicular parking.

#### Features

- Popular village location
- Reception room open plan to a spacious lounge/Diner
- Three double bedrooms, two with built-in wardrobes
- Character beams
- Downstairs cloakroom
- Sunroom adjacent to the kitchen
- Off-road vehicular parking
- South facing rear garden



## Location

Barnacle is a friendly community with a lively village hall offering a number of social and fundraising events throughout the year. There are lots of walks and paths and the village is on the Coventry Way 40 mile footpath round Coventry. There are also footpaths to Bulkington, Bedworth and Shilton. The nearby villages of Bulkington and Wolvey offer everyday amenities and schooling, whilst the nearby city of Coventry is just over 7 miles away, providing a wider range of facilities. School buses run to Wolvey, Bulkington, Bedworth, Nuneaton and Rugby. The village is in close proximity to Ansty Golf Club, Coombe Abbey Country Park, the Ricoh Arena and the NEC. It is also very well positioned for the commuter, being just 3 miles from the M6, M69 and A46.



## Ground Floor

The property opens into an entrance porch with window to the front aspect and built in cloaks cupboard. From here, a glazed panel door with window to the side leads into a spacious and welcoming reception room which is open plan to the main sitting/dining room, with character beams to the ceiling and dual aspect windows to the front and rear affording plenty of natural light. There are stairs rising to the first floor and doors leading to the kitchen and the downstairs cloakroom, fitted with a wash hand basin and WC. The generously sized kitchen has wood effect flooring and is fitted with a range of base and eye level units, incorporating numerous cupboards and drawers, with complementary worksurfaces over. Dual aspect windows flood the room with light and provide views over the rear garden. There is space for a freestanding cooker with extractor hood above and space with plumbing for a washing

machine, drier and fridge/freezer. An opening to the side of the kitchen leads to a sunroom, which provides a delightful space for sitting and enjoying views over the rear garden. This space has multiple uses and could alternatively be used as a study area. There is a large window and a glazed door giving access to the outside.

## First Floor

The first floor landing has doors leading to three spacious bedrooms, a useful airing cupboard and the family bathroom. The master bedroom is located to the front aspect and benefits from a range of built-in furniture which includes wardrobes, cupboards and a dressing table. Bedroom two is located to the rear overlooking the garden, whilst bedroom three is located to the front of the

property and also benefits from built-in wardrobes. The family bathroom is fully tiled and is fitted with a modern white suite comprising of a panelled bath, a contemporary style wall mounted wash hand basin, chrome heated towel ladder and a separate shower enclosure.

## Outside

To the front of property is a block paved driveway providing off-road vehicular parking and a gravelled area to one side with planted border. The rear garden is enclosed by timber fencing and has a paved patio providing an ideal space for outdoor seating, beyond this is the garden which is mainly laid to lawn with planted borders to each side. A paved pathway runs the length of the garden which in turn leads to a large wooden shed.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

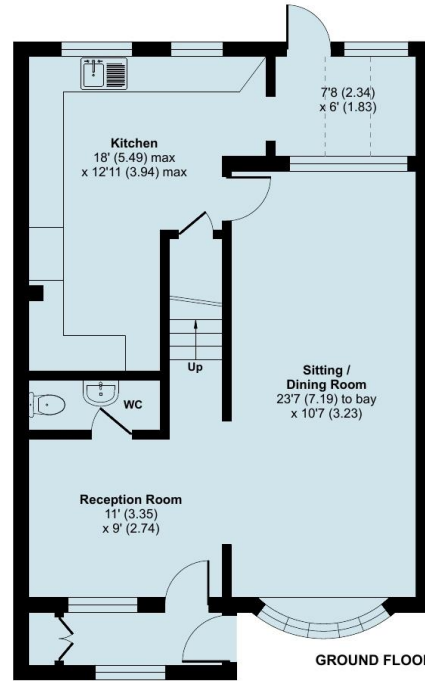
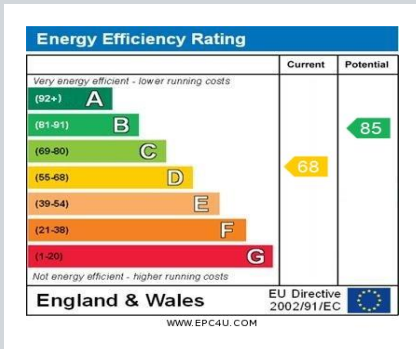
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

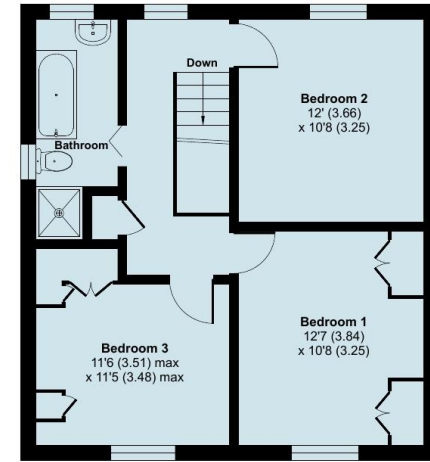
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).  
Council Tax Band – B.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1080750

## Lower Road, CV7

Approximate Area = 1257 sq ft / 116.8 sq m  
For identification only - Not to scale



## Howkins & Harrison

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