



7 Spring Road, Barnacle, Coventry, CV7 9LG

HOWKINS &  
HARRISON



7 Spring Road, Barnacle,  
Coventry, CV7 9LG

Guide Price: £160,000

An attractive, one bedroom mid terrace Victorian cottage, situated in this popular village location, boasting character beams and off-road vehicular parking to the front. Whether you are looking to take your first step onto the property ladder or seeking a quaint retreat, this delightful Victorian cottage is sure to impress.

#### Features

- Popular village location
- Character beams
- Living room
- Off-road vehicular parking
- One bedroom
- UPVC double glazing
- Energy rating - C



## 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 a welcoming living room, with window to the front aspect, character beams to the ceiling, stairs rising to the first floor and a feature fireplace with electric?? fire inset, granite hearth and wooden surround, which provides an attractive focal point to the room. The living room combines space for relaxing with an area for dining. A door leads through to the kitchen which is fitted with a range of cream wall and base units and a single electric oven with gas hob, along with space and plumbing for a washing machine and space for an under-counter fridge.

## First Floor

The first floor landing provides access to a delightful bedroom and bathroom. The spacious bedroom is light and airy, overlooking the front elevation and benefits from double built-in wardrobes. The adjacent bathroom is fitted with a white suite comprising of a panelled bath with shower over, WC and a wash hand basin inset into a vanity unit beneath with cupboard beneath.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

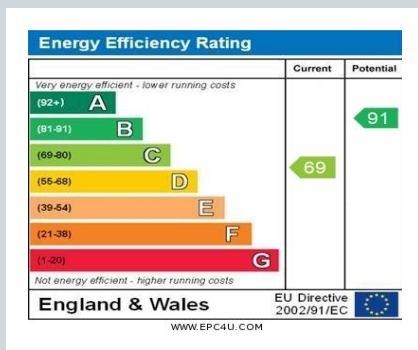
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

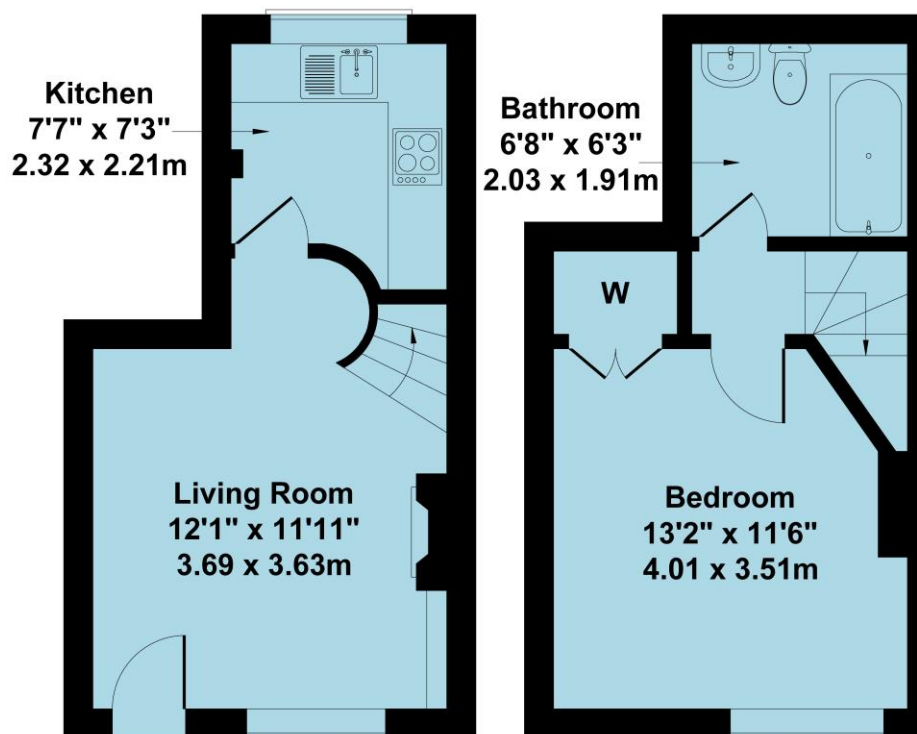
## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – A.



# 7 Spring Road Barnacle CV7 9LG

Approximate Gross Internal Area  
452 sq ft - 42 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Howkins & Harrison

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