





Property Description

Located in the sought-after area of Westwood Heath, this spacious and well-presented detached two-bedroom bungalow offers comfortable, single-level living in a peaceful setting.

The property features a generously sized living room, a stylish open-plan kitchen with a separate utility room, and a bright conservatory that overlooks the garden-perfect for relaxing or entertaining. The spacious living room, overlooking the front of the property, has brick-built feature fire place and is excellent for family time and cosying up on those winter evenings. The main bedroom benefits from a private en suite and fixed air conditioning, while a modern shower room off the main hallway, adds further convenience. There is a beautiful two-tier garden with terrace area including garden furniture, leading down to a private patio garden with hot tub and garden storage including spacious side access to front with ample gated driveway parking, garage and side lawn, secluded and private from the main road.

With its quiet location and excellent access to local amenities, transport links, and nearby Kenilworth and Coventry town centres, this home combines practicality with charm.

Approach

Front door leads through to hallway

Lounge

19' 5" x 16' 7" (5.92m x 5.05m)
Brick feature fireplace with log burner fitted, two radiators, window to the front.

Kitchen

21' 8" x 11' 10" (6.60m x 3.61m)
Fitted with a range of base units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to

include AGA oven and integrated dishwasher, ample space for dining table, window to the front, bi-fold doors leading to conservatory.

Conservatory

11' 2" x 9' 1" (3.40m x 2.77m)
Constructed of UPVC windows and doors, door through to utility, further door leading to garden.

Utility

10' 5" x 7' 7" (3.17m x 2.31m)
fitted with base units, space and plumbing for automatic washing machine, door through to garage.

Master Bedroom

13' 6" Into wardrobes x 12' (4.11m
Into wardrobes x 3.66m)
Fitted wardrobes providing hanging and shelving space, air conditioning unit for hot and cold air, window to the rear aspect overlooking garden. With GCH and double glazing.

Ensuite

Fitted with a suite comprising low level WC, wash hand basin fitted into vanity unit with cosmetics cabinet above, separate shower cubicle, obscure glazed window to the side.

Bedroom Two

10' 5" x 9' 11" Into wardrobes (3.17m x 3.02m Into wardrobes)
Fitted wardrobes providing hanging and shelving space, window to the side.

Shower Room

Low level WC, wash hand basin, mains shower fitted, obscure glazed window to the side.

Front Of Property

To the front of the property there is a gated driveway providing off road parking for several cars and giving direct access to garage in addition to private side lawn and side access to rear.

Rear Of Property

Enclosed North East facing garden with raised terrace seating area, patio with mature trees, shrubs, borders and hot tub, storage shed, gated side access.

Garage

With up and over door, light and power, loft hatch giving access to roof space.





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EPC Rating: Council Tax
 Awaited Band: E

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Tenure: Freehold



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