



Heronbank House
Spencers Lane | Berkswell | Coventry | West Midlands | CV7 7BZ

FINE & COUNTRY

HERONBANK HOUSE

Step into the enchanting world of Heronbank, where timeless elegance meets untapped potential. Built in 1957, this grand home exudes charm and character at every turn, offering a canvas ripe for modernisation and personalisation. Nestled amidst lush foliage, the property emanates tranquillity and seclusion, inviting you to escape the hustle and bustle of everyday life.



As you approach Heronbank, a sense of timeless elegance unfolds. Built in 1957, this grand home makes its debut on the open market, offering a canvas ripe for modernisation and brimming with untapped potential. Nestled amidst verdant foliage, the property exudes an air of seclusion and tranquillity, shielded by a canopy of trees, bushes, and vibrant flowerbeds.

Passing through the welcoming entrance, a driveway unfurls, leading to ample parking and a detached double garage, promising convenience and practicality. The essence of mid-century charm envelops you as you step onto the grounds, with every detail hinting at the stories etched into its history.

Entering through the front door, sunlight dances through windows, casting ethereal patterns on rustic wooden floors. The entrance hall beckons with its classic coving and a staircase ascending to the first floor, inviting exploration of the home's expansive layout.

To the right, a snug lounge awaits, bathed in natural light from multiple windows and French doors that open onto the garden, blurring the lines between indoor comfort and outdoor serenity. A stone fireplace stands as a testament to evenings spent gathered around its warmth, while rustic flooring and ceiling details add character to the space.

To the left of the hall lies the kitchen/breakfast room, a hub of culinary creativity waiting to be unleashed. Double glazed windows frame views of the garden, while functional elements such as integrated appliances and ample counter space hint at the possibilities for culinary adventures.

A utility pantry off the kitchen provides practicality, housing the boiler unit and offering seamless access to daily necessities. Adjacent to the kitchen, the dining room beckons with its glazed side aspect, offering panoramic views of the lush gardens and providing the perfect backdrop for memorable gatherings.

Ascending the stairs to the first floor, a spacious landing welcomes you with double glazed windows framing picturesque vistas of the surrounding fields. The master bedroom boasts tranquillity and comfort, with built-in wardrobes and access to a versatile room that could serve as a dressing area or en-suite retreat.

Two additional bedrooms, one with en-suite shower and wash basin, offer comfort and charm, each adorned with double glazed windows offering views of the gardens and fields beyond. A family bathroom completes the upper level.





















Connected to the main building, a self-contained annexe presents endless possibilities. With its own living and dining area, bedroom, and bathroom, it offers flexibility for extended family, guests, or creative pursuits.

Outside, the enchantment continues with a patio perfect for al fresco dining and expansive lawns adorned with a variety of shrubs, trees, and flowerbeds, inviting exploration and relaxation in equal measure.

Heronbank is more than just a house; it's a family home and a testament to timeless elegance and boundless potential waiting to be shaped into the next chapter of its story.











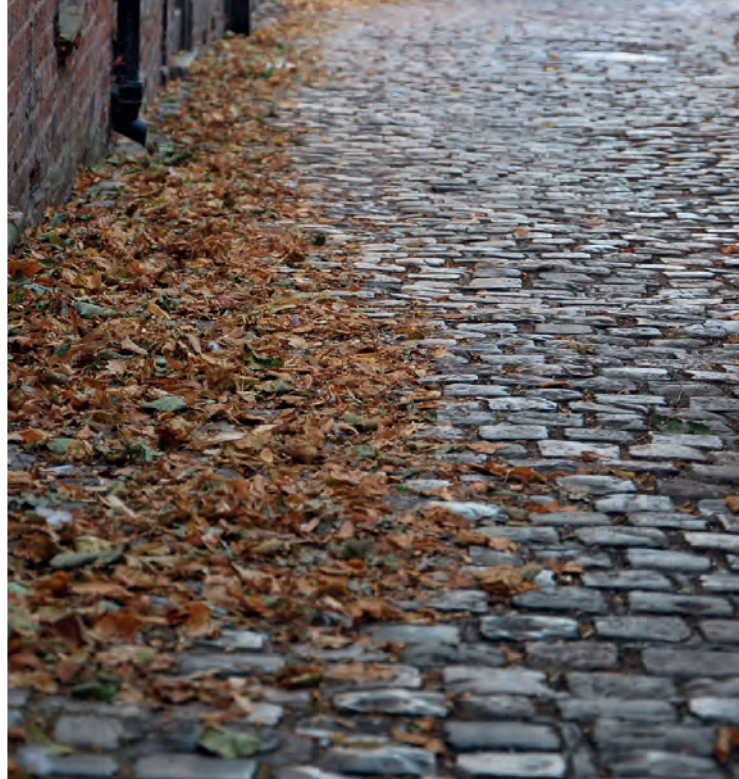
LOCATION

Nestled in the charming village of Berkswell on Spencer's Lane, this property enjoys an idyllic semi-rural setting amidst the picturesque countryside. Just a stone's throw away lies the prestigious Nailcote Hall Hotel, with its Cromwell Golf Club and Course, host to the renowned British Par 3 Championships. Non-residents of the hotel can join the golf club to enjoy the facilities of the golf course, an on-site gym and pool, adding a touch of luxury to everyday life.

Convenience is key with Tile Hill Train Station a mere 0.8 miles away, providing effortless access to Solihull, Coventry, Birmingham and London Euston. For travellers, Birmingham International Airport is within easy reach, ensuring seamless connectivity to destinations near and far.

Families will appreciate the top-notch education offered by the esteemed Berkswell Church of England Primary School, lauded with an 'Outstanding' rating by Ofsted. The property lies within the catchment area of several local grammar schools. Berkswell Village itself exudes a quaint charm, boasting a church, snug cafes, the Bear Inn and Berryfields Barn Cafe/Restaurant/Farm Shop, where locals gather for good food and great company.

Sports enthusiasts will find themselves in paradise with an array of leisure amenities at their fingertips, including cricket, tennis, rugby, and of course, golf. Balsall Common, a mere 1.5 miles away, adds to the allure with its vibrant village centre bustling with shops, supermarkets, pubs, and restaurants. Here, residents can access essential services like secondary schools, doctors' surgeries, and dentists, ensuring a well-rounded and convenient lifestyle for all who call this area home.





Services, Utilities & Property Information

Utilities mains electricity, gas, water, and sewerage.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 25 Mbps and highest available upload speed 2 Mbps.

Tenure

Freehold

EPC Rating

D

Council Tax Band

G

Directions

My3Words: range.eggs.mason | Postcode: CV7 7BZ

Local Authority

Solihull Metropolitan Borough Council

Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972-616405

Website

For more information visit www.fineandcountry.co.uk/coventry-estate-agents

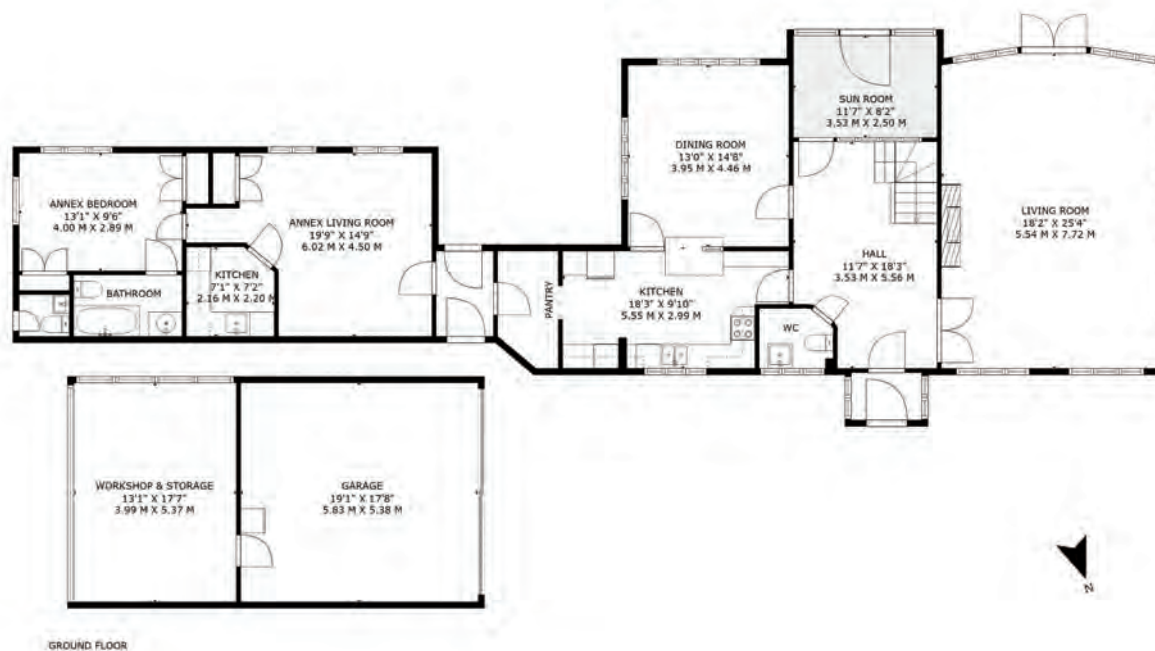
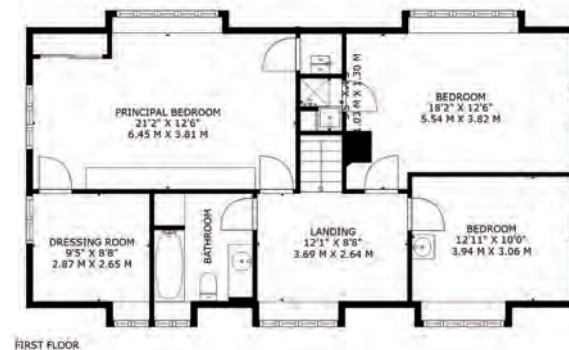
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

GROSS INTERNAL AREA: 2676 sq ft, 248 m²
 LOW CEILINGS: 17 sq ft, 1 m²
 GARAGE & OUTBUILDING: 568 sq ft, 52 m²
OVERALL TOTALS: 3261 sq ft, 301 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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