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Moreall Meadows
CV4 7HL

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A stunning architecturally designed home set in the very sought after location of Moreall Meadows, off one of Coventry's premier roads called 'Gibbet Hill'. The property has huge potential for further extension (STPC) set on a private plot and with nearly 1900 sqft of living space. Located close to Warwick University, Coventry City Centre, Coventry Train Station and excellent links to Kenilworth, Leamington and Warwick. The property is being offered with no upward chain.

The approach to this beautiful executive family home is truly stunning with a driveway leading you to the front aspect of this outstanding home. Briefly the accommodation comprises of a grand entrance hallway leading through to an impressive 20ft living room with a feature gas fire place and a wonderful view over the garden, a dining room, a fully fitted breakfast kitchen with an integrated dishwasher, double ovens, a gas hob and a fridge/freezer. There is also a very useful utility room, a study/family room and a W/C.

Upstairs you will find four spacious double bedrooms with two of the bigger bedrooms having built in wardrobes and featuring en-suite facilities, two further double bedrooms and a family bathroom.

Outside the plot is a wonderful size with garden facing all aspects. To the front there is a tarmac driveway with direct access to the detached large garage with a motorised up and over door. The rear garden is fully enclosed and mainly laid to lawn and really private, a large paved patio area providing an ideal space for outside entertaining and a stone garden room.

This wonderful home has so much potential in one of the best locations in Coventry and really must be viewed to appreciate what it has to offer.



selling quality
property since 1995





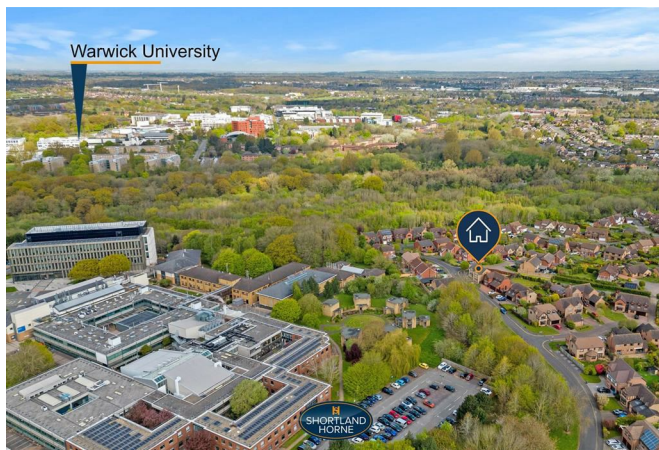



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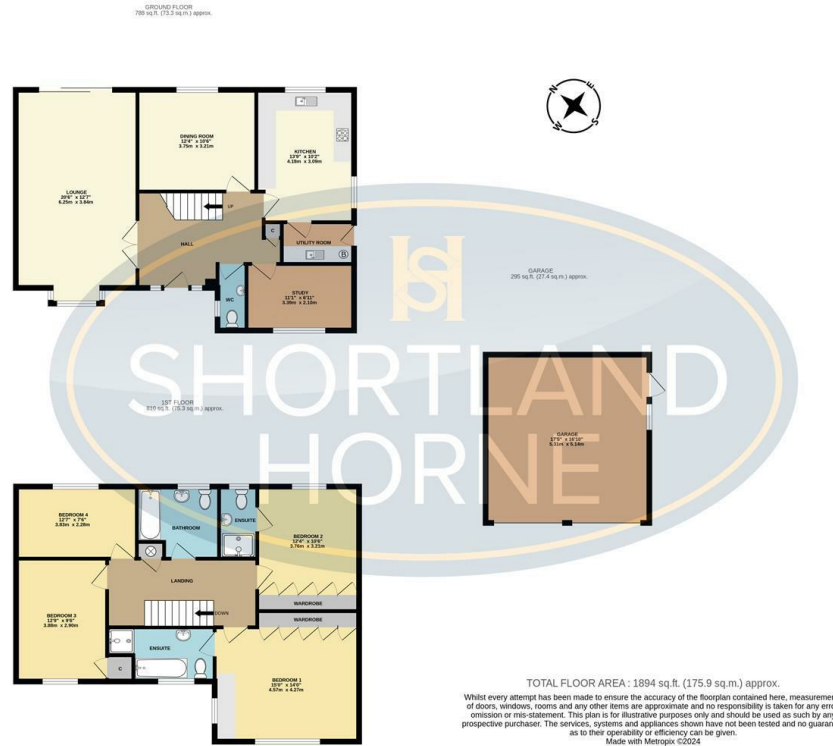


Dimensions

GROUND FLOOR	Bedroom Three 3.89m x 2.90m
Grand Entrance	Bedroom Four 3.84m x 2.29m
Hallway	Bathroom
Lounge 6.25m x 3.84m	OUTSIDE
Dining Room 3.76m x 3.20m	Detached Garage 5.31m x 4.83m
Kitchen 4.19m x 3.10m	
Utility Room	
Study 3.38m x 2.11m	
W/C	
FIRST FLOOR	
Bedroom One 4.57m x 4.27m	
En-Suite	
Bedroom Two 3.76m x 3.20m	
En-Suite	



Floor Plan



Total area: 1894.00 sq ft

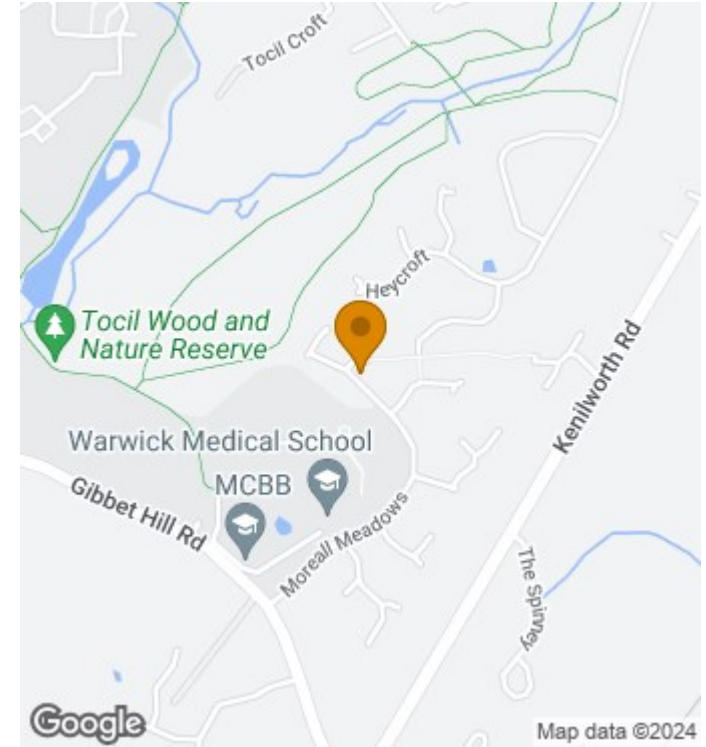
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Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
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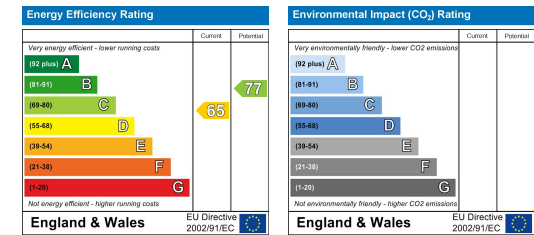
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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Location Map



EPC



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