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Pilkington Road  
Beechwood Gardens CV5 6BG



# Pilkington Road

## CV5 6BG

Nestled in the heart of Beechwood Gardens, Coventry, this stunning detached bungalow on Pilkington Road is a true gem waiting to be discovered. Boasting a generous 2,130 sq ft of living space, this property offers a perfect blend of comfort and modernity.

As you step inside, you are greeted by an inviting entrance porch leading to a grand hallway that sets the tone for the elegance that awaits. The spacious lounge/diner is a focal point, featuring a charming multi coal/log Stovax burner and Ambience flooring, perfect for cosy evenings with loved ones.

The heart of the home, the breakfast kitchen, is a chef's delight with its feature island, sparkle granite worktops, integrated oven, gas hob, and space for an American fridge/freezer. The attention to detail is evident throughout, making this space as practical as it is beautiful.

This bungalow offers three double bedrooms, two of which boast built-in Sharps wardrobes, providing ample storage space. The underfloor heated family shower room is a luxurious touch, complete with a walk-in double shower featuring a tiled bench seating area.

Outside, the property continues to impress with a large in and out tarmac driveway leading to the garage, ensuring parking is never an issue. The landscaped garden to the rear is a tranquil oasis with a brick-built store offering both power and storage.

A unique feature of this property is the separate utility/storage room, with a staircase from the garage leading up to an office/music room, providing versatility and additional space for work or leisure activities.

Conveniently located near Canley Train Station, this bungalow is not just a home, but a lifestyle. With easy access to local amenities, schools, and the motorway network, this property offers the best of both worlds - a peaceful retreat with all the conveniences of modern living.

\*\*\*PLEASE NOTE GARDEN PHOTOS WERE TAKEN IN THE SUMMER\*\*\*



selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

2.21m x 3.89m

#### Porch

1.57m x 1.96m

#### Entrance Hall

#### Lounge/Dining Room

9.42m x 4.78m

#### Kitchen/Breakfast Room

6.73m x 3.63m

#### Bedroom One

3.63m x 4.24m

#### Bedroom Two

3.02m x 3.33m

#### Bedroom Three

3.91m x 2.59m

#### Shower Room

2.72m x 2.72m

#### Utility/Storage

#### Workshop

3.66m x 5.11m

#### Garage

5.08m x 2.01m

#### Office/Music Room

6.32m x 4.06m

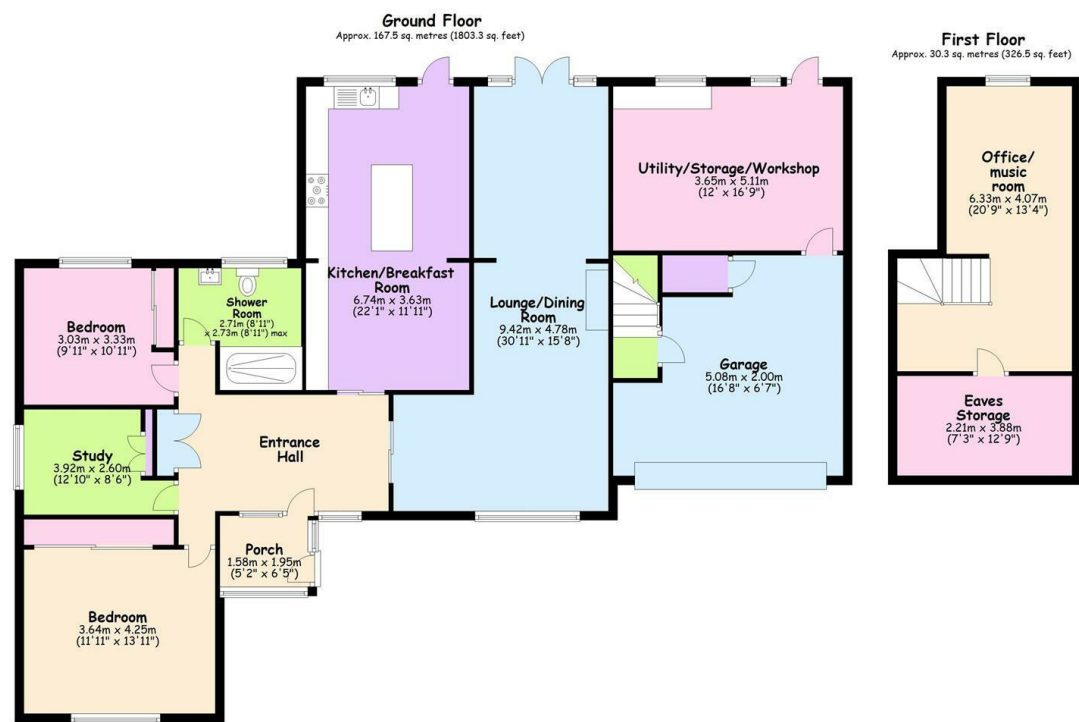
#### Eaves Storage



 [shortland-horne.co.uk](http://shortland-horne.co.uk)



# Floor Plan



12 Pilkington Road, Coventry

Total area: 2129.80 sq ft

**Disclaimer**

**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.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

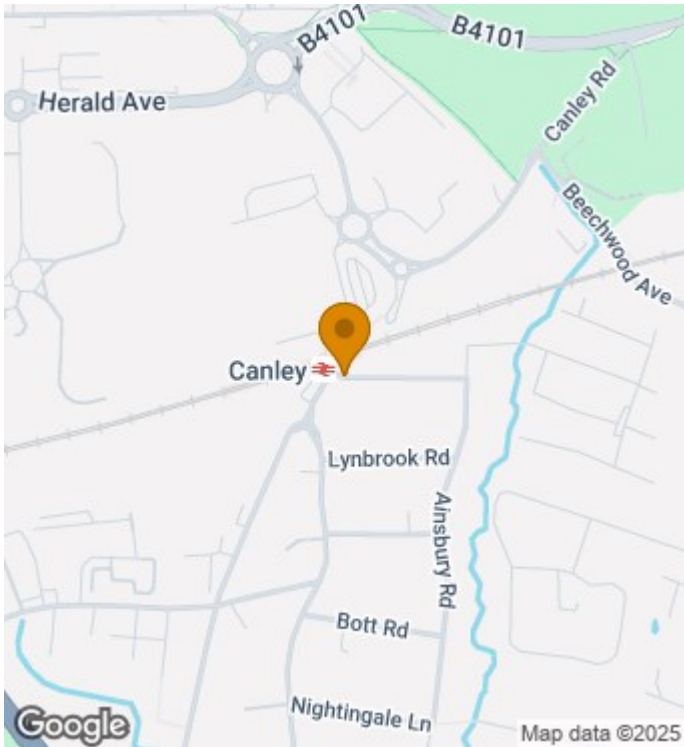
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

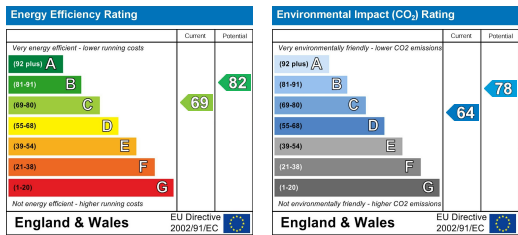
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Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



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