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Bow Lane
Withybrook CV7 9LQ

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Nestled in the charming village of Withybrook, Coventry, this delightful semi-detached cottage on Bow Lane offers a perfect blend of character and modern living. The property has been thoughtfully extended, providing a fantastic flow throughout its well-designed layout.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The cottage boasts three spacious bedrooms, including a master suite complete with an en-suite bathroom, ensuring comfort and privacy for all family members. The additional bathroom serves the other bedrooms, making it convenient for guests and family alike. The first floor can be accessed via two staircases.

One of the standout features of this home is its stunning garden, which provides a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy the beauty of nature. The garden is not only a visual delight but also a perfect setting for summer gatherings or quiet evenings under the stars.

This property is truly a gem, rich in original features that add to its charm and

Location

Withybrook parish is situated about 7 miles northeast of Coventry. The property is located close to the historic church of ALL SAINTS, east of the village and stands in a small churchyard. It consists of a chancel, nave, north and south aisles, north chapel, south porch, and a tower built into the north-west corner of the church. It was rebuilt in the 14th century when the aisles were added. The only evidence of an earlier church is a late-12th century font. Late in the 15th century the tower was built, the aisle being widened to accommodate it, the chapel and clearstory added, and the chancel partly rebuilt. It was restored in 1821 and again in 1890. The village also benefits from a local public house with a renowned restaurant and is perfectly located for those that commute as the motorway network is easily accessible for the North and South.

selling quality
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Dimensions

GROUND FLOOR

Storm Porch

Lounge

4.60m x 4.42m

Dining Room

6.35m x 3.38m

Inner Hall

Utility W/C

Kitchen/Breakfast Room

4.60m x 4.45m

FIRST FLOOR

Bedroom One

4.45m x 4.27m

En-Suite Shower Room

Study/Landing

Bedroom

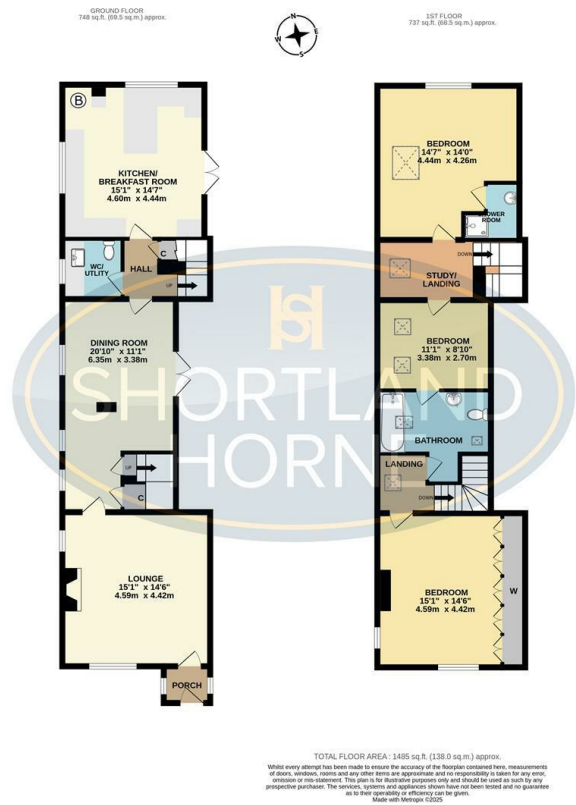
3.38m x 2.69m

Bathroom

Bedroom Three

4.60m x 4.42m

Floor Plan



Total area: 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

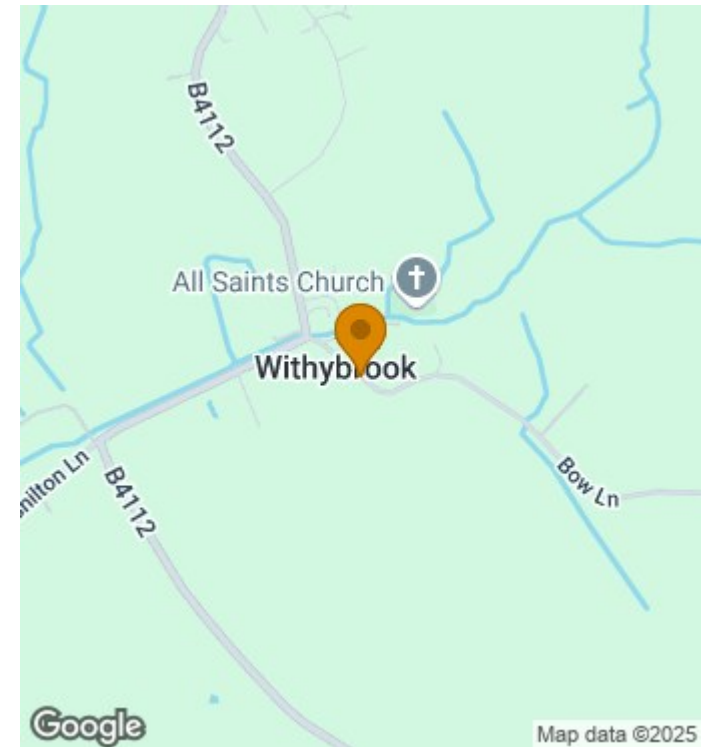
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

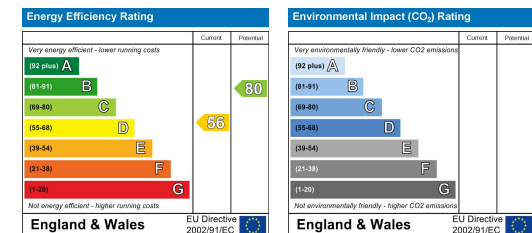
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

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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