



**Coton Road, Nether Whitacre
Nr. Coleshill B46 2HD
Asking Price £625,000**

Pointons Estate Agents are pleased to offer this well presented, extended property for sale, situated in a cul-de-sac location off a private drive with farmland to the rear and side. The property has been vastly improved and extended, an internal inspection is strongly recommended. The property benefits from gas central heating and double glazing and the accommodation comprises of; Porch, entrance hall, lounge, large family kitchen dining seating room, guest cloakroom and garage. To the first floor there are four double bedrooms, master with ensuite bathroom and access to balcony's back and front as well as a family bathroom. Outside is a garden to rear over looking farmland and parking for several vehicles to the front. Viewing is by prior appointment.



Porch

6'7" x 6'4" (2.00m x 1.93m)

Having UPVC double glazed entrance door, UPVC double glazed flush windows and UPVC double glazed door to:

Hall

Having central heating radiator, power points, stairs to first floor landing, under stairs storage and doors off which lead:

Living Room

22'3" x 12'6" (6.77m x 3.81m)

Having Adams style fireplace with living flame gas fire, two central heating radiators, power points, UPVC double glazed flush window and double glazed bi-fold doors to Dining Area.

Kitchen/Family Room

19'8" x 20'5" (5.99m x 6.22m)

Having a single drainer sink unit with mixer tap set in a marble effect work surface with fitted units below. Adjacent matching work surface with fitted units above and below, space for Aga style oven. Further matching work surface with fitted units above and below, matching breakfast bar to dining area. Two anthracite central heating radiators, power points, wood effect laminate flooring, walk in storage, door to integral garage, opening and step down to dining area, UPVC double glazed flush windows to the side and rear, UPVC double glazed door to rear garden patio.

Dining Area

9'10" x 18'5" (3.00m x 5.62m)

Having wood effect laminate flooring, anthracite vertical central heating radiator, power points, UPVC double glazed flush windows and UPVC double glazed French doors to the rear garden patio.

WC

Having wash hand basin and low level WC. Ceramic tiled flooring, central heating radiator and UPVC double glazed frosted flush window.

Landing

Stairs to the first floor landing having airing cupboard, power points, loft access and doors off which lead:

Master Bedroom

22'8" x 12'7" (6.91m x 3.83m)

Having two central heating radiators, UPVC double glazed flush windows, UPVC double glazed circular picture window, UPVC double glazed door to the front balcony and UPVC double glazed door to the rear balcony.

En-suite

being fully UPVC panelled and having a white suite comprising of a tiled panelled bath with fitted shower unit above, pedestal wash hand basin and low level WC. Centrally heated towel rail, extractor fan, UPVC double glazed frosted flush window and double glazed Velux window.

Front Balcony

Having timber deck flooring and timber balustrade.

Rear Balcony

Having timber deck flooring, timber balustrade retractable privacy screen and views over open countryside.

Bedroom

11'7" x 9'5" (3.52m x 2.88m)

Having central heating radiator, power points, wood effect laminate flooring and UPVC double glazed flush window.

Bedroom

10'5" x 11'7" (3.18m x 3.53m)

Having central heating radiator, power points, wood effect laminate flooring and UPVC double glazed flush window overlooking the rear.

Bedroom

16'9" x 9'5" (5.10m x 2.86m)

Having central heating radiator, power points and UPVC double glazed flush windows to the front and side.

Tiled Bathroom

Being fully tiled and having a white suite comprising of panelled bath with fitted shower unit above, pedestal wash hand basin and low level WC. Separate shower cubicle with fitted shower. Centrally heated towel rail, extractor fan and UPVC double glazed frosted flush window.

Integral Garage

20'0" x 12'7" (6.09m x 3.84m)

Having electric roller door, stainless steel single drainer sink unit, power points and plumbing for domestic appliances.

Outside

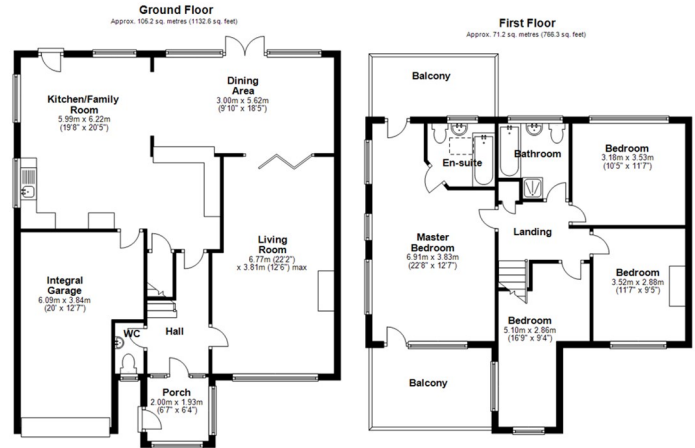
To the front is parking for numerous vehicles, carport, access to garage, side trades and porch. The rear, being easy to maintain briefly comprises of being paved with raised planting areas, store and views to open countryside.

Tenure

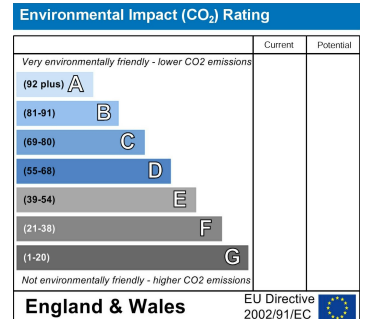
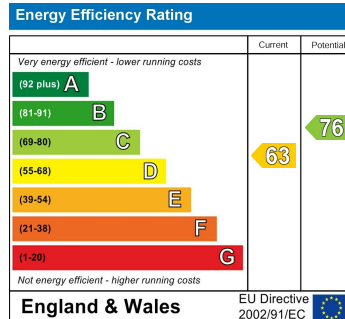
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is D payable to NWBC, EPC rating of D

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 176.4 sq. metres (1898.9 sq. feet)



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