



# HOPKINS & DAINTY

ESTATE AGENTS



**Coventry Road, Coventry, CV7 7AZ**

**£550,000**

**\*\*STAMP DUTY PAID BY THE SELLERS NO UPWARD CHAIN & PART EXCHANGE AVAILABLE\*\*** HOPKINS & DAINTY are delighted to offer for sale this link detached barn conversion located in the highly regarded and desirable village of Berkswell. The property offers a great combination of contemporary living together with an abundance of character and charm with the lounge especially offering a considerable WOW factor with exposed timber beams and trusses. In brief the accommodation has to offer: large open plan lounge leading to the kitchen area. On the same ground level there are three bedrooms, bedroom one having a first floor en-suite wet room and utility room. There is a bathroom to service the remaining bedrooms. On the first floor there is a mezzanine style bedroom with an en-suite W.C. Outside there is a garden to the front of the property together with a garage and driveway providing off road parking. This unique property with the lovely village location is well worthy of an internal inspection. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Lounge area



Upstairs to wet room/utility room



kitchen area



Bedroom two



Bedroom one



Bedroom Three



## Bathroom



## Mezanine bedroom four



## En-suite W.C



## Garage

## Outside

## Draft Sales Details

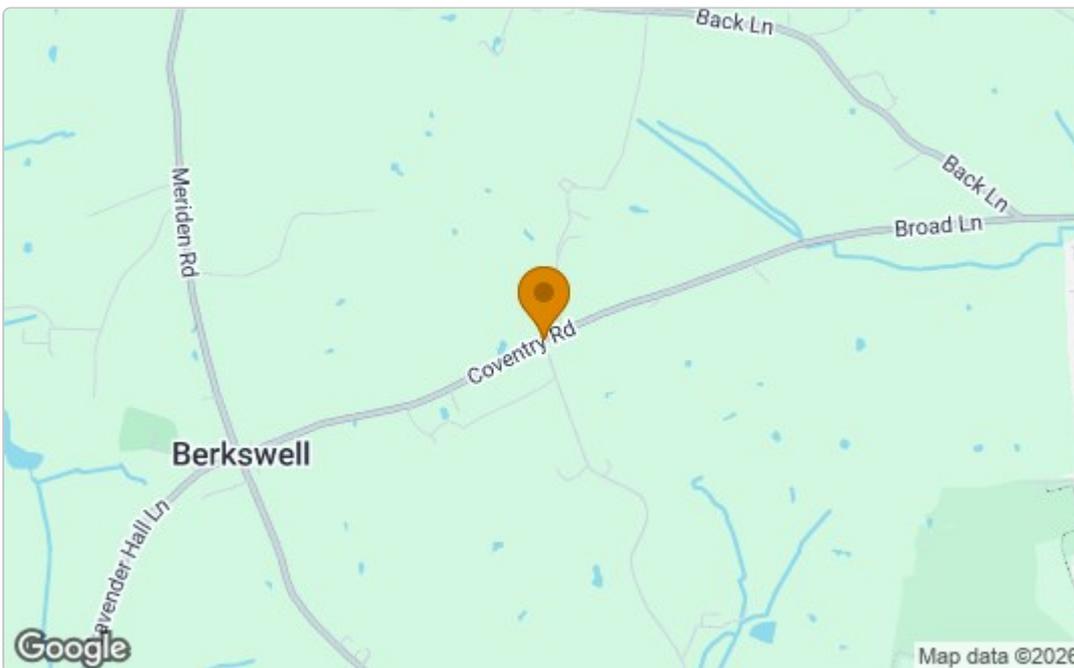
These sales details have been submitted to our clients

and are awaiting approval by them - they are distributed on this basis and are subject to change.

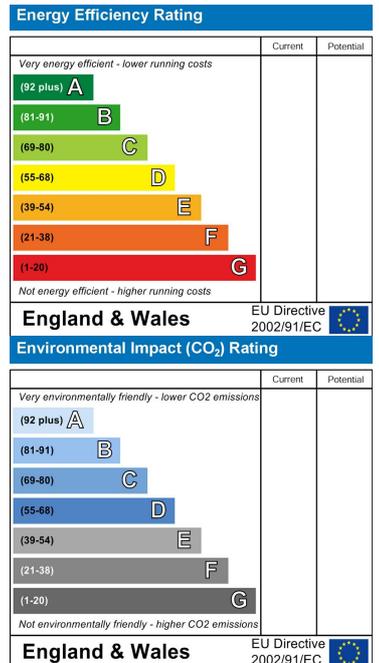
## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.