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Coopers Walk  
Bubbenhall CV8 3JB

# Coopers Walk

## CV8 3JB

A beautifully presented four bedroom detached family home, situated within the sought-after village location of Bubbenhall, offering spacious and versatile accommodation throughout together with a generous rear garden, driveway parking and integral garage.

The property is approached via an inviting entrance hall with guest WC and staircase rising to the first floor. To the front of the property is an impressive lounge/dining room extending over 21ft in length, providing an excellent space for both relaxing and entertaining, with ample room for family dining and enjoying plenty of natural light.

To the rear is a spacious kitchen/breakfast room fitted with a range of units and offering ample space for informal dining, with direct access onto the rear garden.

To the first floor, the landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes together with an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. Several bedrooms also feature built-in storage, making the home particularly practical for

### Location

Situated within the highly regarded village of Bubbenhall, Coopers Walk offers a wonderful semi-rural setting whilst remaining exceptionally well placed for access to nearby towns and transport links. The village is popular with families and professionals alike, benefiting from a peaceful community atmosphere, countryside walks and a range of local amenities nearby.

The property enjoys convenient access to Coventry, Kenilworth and Leamington Spa, with excellent road connections via the A45, A46 and wider motorway network, making it ideal for commuters. Rail services are available from Coventry and Kenilworth stations, offering direct links to Birmingham and London.

Bubbenhall itself is surrounded by attractive Warwickshire countryside and offers access to scenic walking routes, local recreation areas and village amenities, creating an ideal balance between rural living and modern convenience.

The area is also well placed for a variety of well-regarded schools, shopping facilities and leisure amenities within the surrounding towns and villages, further enhancing its appeal as a desirable residential location.

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Room

6.65m x 5.84m

Kitchen/Breakfast Room

5.13m x 2.72m

W/C

### FIRST FLOOR

Bedroom

3.81m x 3.66m

En-Suite

Bedroom

3.86m x 3.81m

Bedroom

2.84m x 2.69m

Bedroom

2.69m x 2.64m

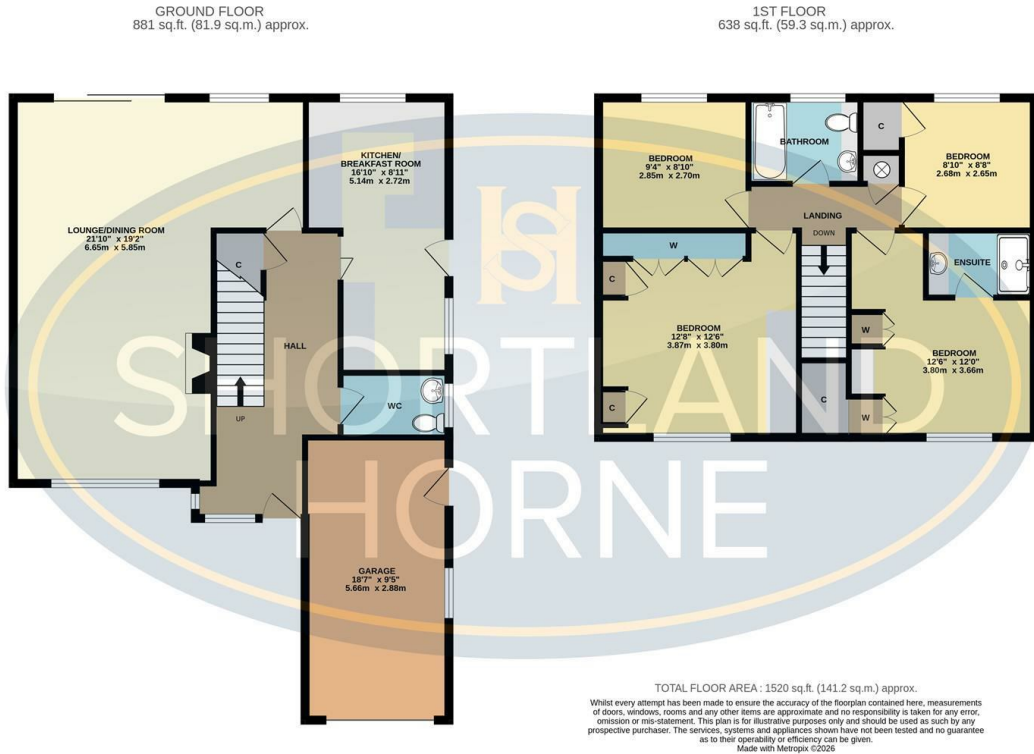
Bathroom

### OUTSIDE

Garage

5.66m x 2.87m

# Floor Plan



Total area: 1520.00 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 Home.  
**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 Home 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

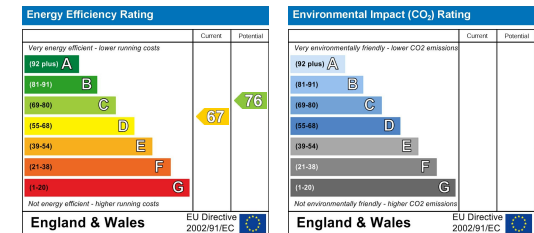
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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