



Coventry Road, Berkswell

Offers Over £500,000





## PROPERTY OVERVIEW

A unique three bedroom barn conversion in the centre of Berkswell Village which is available to purchase with no onward chain.

Offering the unusual combination of contemporary finish with character features including exposed beams and vaulted ceilings this is the ideal property for anyone looking for a peaceful semi-rural home without the difficulties of maintaining an older building. In summary the property provides potential purchasers with: lounge/diner, mezzanine study area, kitchen, three bedrooms, principal with ensuite wet room and family bathroom. In addition, there is a front garden, driveway for off road parking and garage.

Viewing is by prior appointment with Xact on 01676 534 411.



- Contemporary Barn Conversion
- Three Bedrooms + Mezzanine Area
- Three Bathrooms
- Open Plan Lounge / Dining / Kitchen
- No Onward Chain
- Central Berkswell Location
- Approximately Over 1100 sq ft



#### PROPERTY LOCATION

Willow End Cottage is discreetly located in the heart of Berkswell village and benefits from being set back behind a gated driveway.

To reach the property leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge at the railway station and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn left and continue until you reach Berkswell village, as you come to The Bear public house turn immediately right into Coventry Road and the entrance driveway is approximately 30 yards on your left marked by double low level wooden gates. Willow Cottage is the property immediately on the left.

Council Tax band: E

Tenure: Freehold

#### LOUNGE/DINING AREA

25' 6" x 16' 7" (7.78m x 5.05m)

#### MEZZANINE STUDY AREA

18' 11" x 10' 2" (5.77m x 3.10m)

#### ENSUITE

#### KITCHEN AREA

12' 6" x 11' 6" (3.82m x 3.50m)

#### PRINCIPAL BEDROOM

10' 10" x 9' 7" (3.31m x 2.93m)

#### UTILITY AREA (FIRST FLOOR)

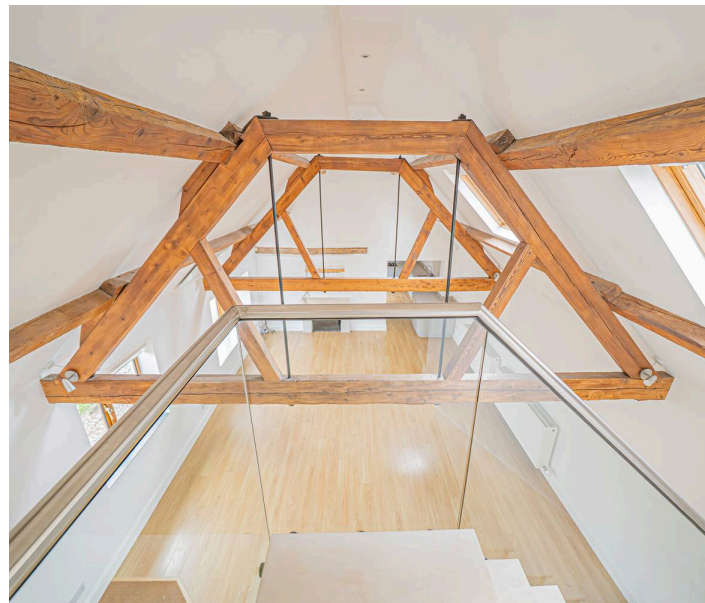
11' 3" x 10' 4" (3.42m x 3.15m)

#### WET ROOM (FIRST FLOOR)

6' 3" x 5' 5" (1.90m x 1.64m)

#### BEDROOM TWO

11' 10" x 6' 7" (3.60m x 2.00m)



**BEDROOM THREE**

10' 9" x 6' 7" (3.27m x 2.01m)

**BATHROOM**

7' 9" x 6' 8" (2.36m x 2.03m)

**OUTSIDE THE PROPERTY****GARAGE**

16' 7" x 13' 10" (5.05m x 4.22m)

**TOTAL SQUARE FOOTAGE**

148.6 sq.m (1600 sq.ft) approx.

**DRIVEWAY PARKING****REAR GARDEN****ITEMS INCLUDED IN THE SALE**

TBC

**ADDITIONAL INFORMATION**

TBC

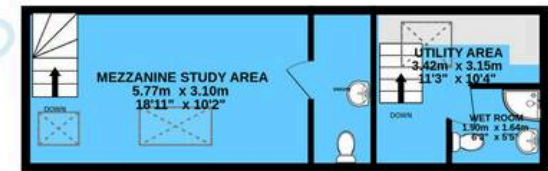
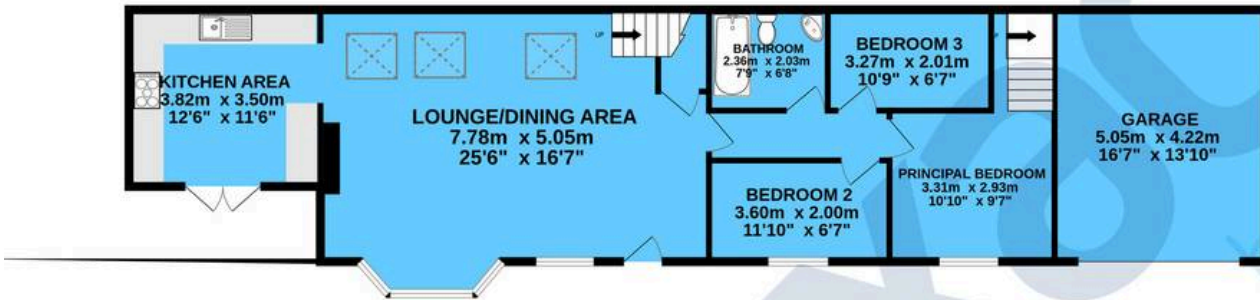
**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 148.6 sq.m. (1600 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Xact Homes**

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