



11 Coventry Road | Stoneleigh | Coventry | CV8 3BZ

£475,000

A charming, attractive and spacious two bedroomed Grade II listed character cottage with many period features, exposed beams, log burner and the added advantage of a a separate annexe being a converted 'Wash House'. There is lots of driveway parking for several vehicles to the rear plus a workshop. A popular village with viewing highly recommended.

- Character Cottage
- Parking and Workshop to rear
- Converted Wash House Annexe
- Large Garden



PROPERTY DESCRIPTION

A very appealing character cottage with many period features, a log burner store, spacious first floor bathroom with freestanding bath and separate shower plus a lounge and kitchen/ diner. This very attractive cottage with beams, stripped floorboards and many original doors must be viewed to be appreciated.

Outside and just across the sunny courtyard will be found the annexe which can provide a home office or further independent living space with a mezzanine, shower room and utility. Also outside will be found a generous lawned garden area with a patio plus a kitchen, vegetable garden area, the ample parking spaces and the large workshop.

Stoneleigh village has an active community spirit with church, village hall, social club and village orchard.

ORIGINAL DOOR TO:

LOUNGE

14' 8" x 10' 1" (4.47m x 3.07m)

With stripped floorboards, exposed beams, two light points and secondary glazed window. Door to:

OPEN PLAN KITCHEN/DINER

14' 10" x 16' 8" (4.52m x 5.08m)

DINING AREA

With stone flooring, secondary glazed window, exposed beams, radiator and brick fireplace with log burner/store.

KITCHEN AREA

Having a range of cupboard and drawer units, matching wall cups, oak worktops and Belfast sink unit, Nett four ring electric hob with double oven under and extract hood over. Built in storage cupboard. Rear entrance door and further door to:

FIRST FLOOR LANDING

With radiator.

BATHROOM

10' 9" x 7' 4" (3.28m x 2.24m)

A large bathroom with free standing bath, separate corner shower, w.c and pedestal wash basin. Heated towel rail.

BEDROOM ONE

15' 7" x 10' 6" (4.75m x 3.2m)

With radiator, feature fireplace, exposed beams and secondary glazed window.

BEDROOM TWO

15' 2" x 9' 4" (4.62m x 2.84m)

With fitted shelving, radiator, exposed beams and secondary glazed window.

OUTSIDE:

GARDENS

The front of the property has a low picket fence and path leading to the property. From the cottage there is an initial courtyard by the annexe. After this you will find the rear garden having an area of lawn, is generous in size and benefits from a large patio area. This area of the garden enjoys a high degree of privacy. To the side is a further kitchen/vegetable garden area.

PARKING

There is a driveway with a five bar gate which leads to the parking area where there is plenty of space for several vehicles.

WORKSHOP

19' 11" x 11' 7" (6.07m x 3.53m)

An ideal workshop space with lights, power and velux windows.

ANNEXE/OFFICE

A couple of steps from the kitchen leads to the current office. This was originally the 'Wash House' having been converted years ago.

SITTING ROOM

With original feature fireplace, built in storage and steps that lead up to the mezzanine area. Exposed beams and radiator.

UTILITY ROOM

Having oak worktops, Belfast sink unit space and plumbing for washing machine tumble dryer. Radiator and stable door to rear parking.

SHOWER ROOM

With shower enclosure, w.c and sink unit. Extractor and heated towel rail.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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EPC Exempt



Total area: approx. 76.1 sq. metres (819.1 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements