



Butterworth Drive, Coventry

Offers In The Region Of £625,000

- Spacious Four Bedroom Detached House
- No Onward Chain
- Reception Hall & Downstairs Shower Room
- Kitchen & Utility
- Bathroom, En-suite Shower Room & Cloakroom
- Sought After Cul-De -Sac Close To Warwick University
- Energy Rating D - 67
- Living Room, Dining Room & Family Room/Ground Floor Bed Four
- Spacious First floor Landing With Three Double Bedrooms
- Coventry City Council Tax Band G

Butterworth Drive, Coventry, CV4 8JL

A beautifully presented and spacious 3/4-bedroom detached home set within a desirable residential area of Westwood Heath. The property offers flexible living accommodation, featuring a welcoming lounge with a feature fireplace, exposed beam, and patio doors opening onto the private rear garden. The separate dining room also enjoys a feature fireplace and patio doors to the garden, while a versatile snug/4th bedroom sits alongside a convenient ground-floor shower room.

The modern kitchen is well-appointed with an integrated fridge, freezer, dishwasher, and microwave, and the adjoining utility room provides space for a washing machine and tumble dryer.

To the first floor are three generous double bedrooms, including a master bedroom with its own ensuite shower room. A family bathroom and a useful study/dressing area on the landing complete the upper level.

Externally, the property boasts a private rear garden along with an additional separate courtyard/patio area, ideal for outdoor dining or relaxation. A double garage and a large driveway to the front provide ample off-road parking.



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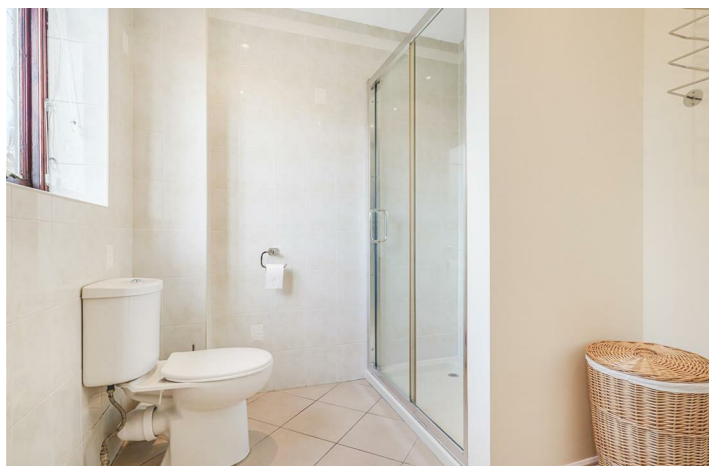


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D - 67

Council Tax Band: G



Approach

Approached over a block-paved driveway to an open porch with a brick pillar and outside downlights, with a double-glazed door leading into the

Reception Hall

With radiator and cover, alarm control pad, LED downlighters, coving, picture rail, wood-laminate flooring, stairs rising to the first floor, and a useful cloaks cupboard with hanging and shelving. Door to

Downstairs Shower Room

With a three-piece suite comprising a low-level encased W.C., vanity wash hand basin with cupboard below and chrome mixer tap, vinyl-tiled flooring, and a walk-in fully tiled shower enclosure with Triton electric shower. Includes ceiling light, two wall lights, wall-mounted mirror, heated chrome towel rail, and a double-glazed window to the side.

Lounge

With an attractive inglenook fireplace featuring an oak beam and raised quarry-tiled hearth with inset living-flame effect coal gas fire, wood-laminate flooring, two radiators, double-glazed window to the front, and sliding patio doors leading to the rear garden. Includes ceiling light, coving, two wall lights, and double doors into the

Dining Room

With ceiling light, coving, radiator, wood-laminate flooring, and a feature living-flame effect electric fire with matching marble-composite inset, hearth, and mantle. Sliding patio doors overlook the rear garden, and there is a useful understairs storage cupboard. Door to

Breakfast Kitchen

Refitted with a range of matching white wood-grain fronted base and wall units with brushed steel handles and marble-effect rounded-edge work surfaces, together with a one-and-a-half bowl stainless-steel sink with chrome mixer tap. Ceramic tiling to splashback areas and floor. Integrated appliances include a Neff double oven with grill, four-ring induction hob with illuminated stainless-steel extractor hood above, dishwasher, under-counter fridge and separate freezer. Additional features include radiator with cover, space for a breakfast table, LED downlighters, and double-glazed windows to the side and overlooking the courtyard. Door to hall and door to the

Utility Room

Refitted with a range of matching white wood-grain fronted base and wall units with marble-effect rounded-edge work surfaces and a single-drainer stainless-steel sink with chrome mixer tap. Space and plumbing for a washing machine and separate dryer. Ceramic-tiled floor and splashback. Wall-mounted new Worcester Bosch combination boiler servicing the hot water and central heating. LED downlighters, radiator, and door to the courtyard.

Family Room/Bed Four

With dual-aspect double-glazed windows to the front, wood-laminate flooring, two radiators, ceiling light, and access to the roof void. This room would make an ideal downstairs bedroom if required, with the shower room conveniently located next door.

First Floor Landing

Spacious first-floor landing with matching banister rail and spindles, featuring a useful built-in office area ideal for home working, complete with matching base and wall cupboards. Double-glazed window to the front, radiator, and built-in airing cupboard housing the lagged copper cylinder with slatted shelving and shower pump. Access to the insulated and part-boarded loft space via a retractable ladder.

Double Bedroom One

With radiator, coving, two wall lights, wood-laminate flooring, and a double-glazed window overlooking the rear garden. Door to

En-suite

With a three-piece white suite comprising a low-level W.C., pedestal wash hand basin, and a large walk-in double shower enclosure with mains-fed shower featuring chrome fittings and attachments. Finished with ceramic tiling to the floor and all walls, heated chrome towel rail, LED downlighters, and a double-glazed window to the front.

Double Bedroom Two

With double-glazed window to the front, radiator, wood-laminate flooring, and a built-in double wardrobe with hanging rail and shelf over.

Double Bedroom Three

With double glazed window to rear, radiator, wood laminate flooring, coving, ceiling light, built in double wardrobe with hanging rail and shelf.

Bathroom

With a three-piece white suite comprising a low-level W.C., pedestal wash hand basin with chrome mixer tap, and a panelled bath with Triton mains-fed shower over. Finished with ceramic tiling to the floor and all walls, heated chrome towel rail, double-glazed window to the rear, LED ceiling light, and extractor fan.

Double Garage

With twin up-and-over doors to the front, power and light connected, and a pedestrian door leading onto the rear courtyard.

Rear Garden

Fully enclosed by perimeter fencing, with established, well-screened borders containing a good variety of easy-maintenance shrubs and bushes. Full-width patio and pathways extend to both sides of the property, with an additional patio area at the top of the garden.

Front

To the front of the property is a block-paved driveway providing parking for three or four cars, with an inset border stocked with mature shrubs. There is secure gated access to both sides of the property.

Tenure

The property is freehold

Services

All mains services are connected;
Mobile coverage

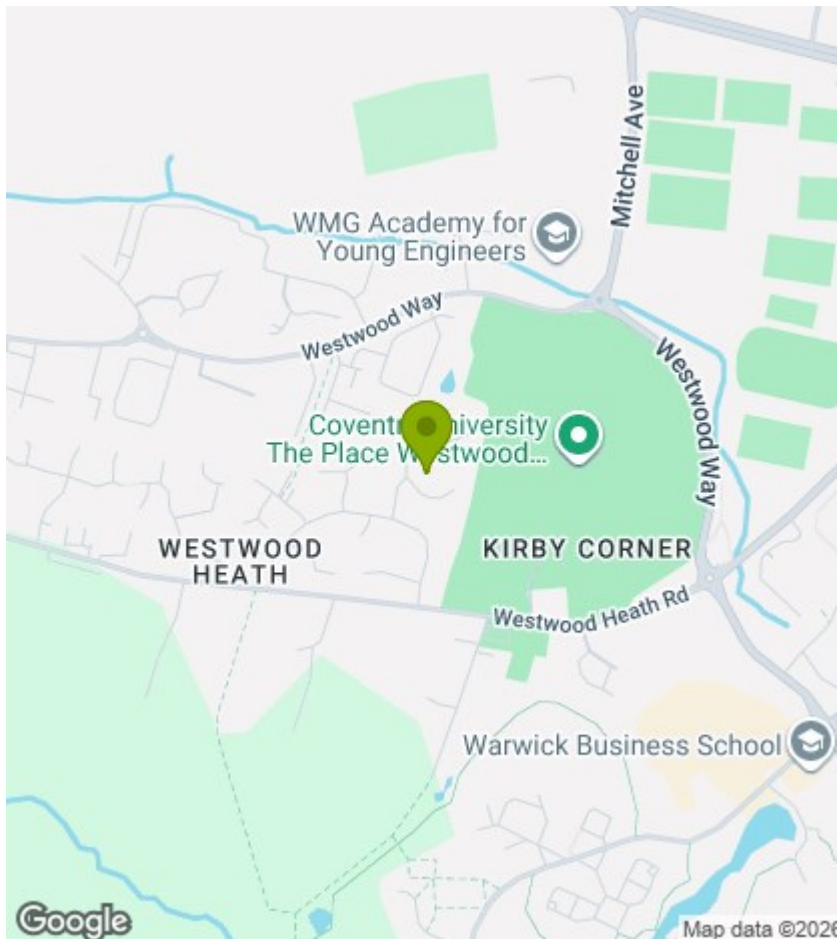
EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
61 Mbps
Ultrafast
2000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION
Butterworth

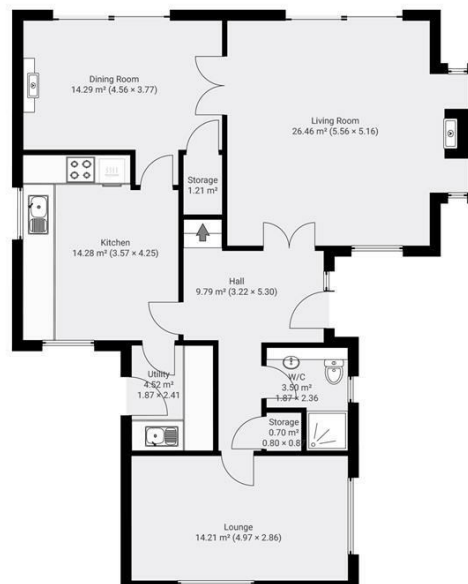
DETAILS
Total area: 181.57 m²
1954.4 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatus accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatus is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatus.

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▼ Ground Floor TOTAL AREA: 88.92 m²



▼ 1st Floor TOTAL AREA: 65.36 m²



▼ External TOTAL AREA: 27.29 m²

