



Cromwell Lane, Coventry

Guide Price £595,000







## PROPERTY OVERVIEW

This substantial three bedroom detached bungalow presents an excellent opportunity for buyers seeking a property with scope for modernisation and enhancement, situated in a highly convenient location for both Warwick University and Tile Hill train station. The accommodation is arranged over a generous footprint, with a particularly impressive dual aspect living room measuring approximately seven metres in length, offering ample space for both relaxation and entertaining. The breakfast kitchen, which requires updating, provides a practical layout and plentiful natural light, with potential for reconfiguration to suit contemporary lifestyles. All three bedrooms are well proportioned, presenting flexibility for use as guest rooms, home offices or additional reception spaces as required. The bathroom offers further potential for refurbishment and personalisation. The property benefits from a large in and out driveway, providing comfortable off-road parking for multiple vehicles and ease of access.







Notably, there is significant potential for a loft conversion, which could create additional bedroom or living accommodation (subject to the necessary permissions and regulations), as well as scope to extend to the rear (STPP), allowing purchasers to tailor the property to their individual requirements. The bungalow's position within a popular residential area ensures excellent access to local amenities, transport links, and educational facilities, making it an ideal choice for families, professionals, or those seeking a well-located home with future development potential. With its spacious layout, desirable setting, and exciting possibilities for improvement, this property represents a rare opportunity to create a bespoke home in a sought-after location.

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

#### PROPERTY LOCATION

Cromwell Lane, Coventry, is situated in the Westwood Ward area which is surrounded by excellent local amenities including highly regarded schools, shops, restaurants and pub and is within close proximity to the University of Warwick. It has easy access to the A45, M42 and M6 and surrounding villages of Burton Green, Balsall Common and Kenilworth, plus the Tile Hill train station provides direct links to Coventry, Birmingham and London Euston.

Council Tax band: F

Tenure: Freehold







- Three Bedroom Detached Bungalow
- In Need of Some Updating & Refurbishment
- Large (7m) Dual Aspect Living Room
- Breakfast Kitchen (Requires Updating)
- Significant Opportunity for Loft Conversion
- Large In / Out Driveway
- Potential to Extend to the Rear (STPP)
- Large Private Rear Garden
- Ideally Positioned for Warwick University & Tile Hill Train Station

#### **HALL**

12' 4" x 12' 6" (3.76m x 3.81m)

#### **LIVING ROOM**

11' 10" x 24' 4" (3.61m x 7.41m)

#### **BREAKFAST KITCHEN**

25' 4" x 9' 10" (7.73m x 3.00m)

#### **INNER HALL**

22' 3" x 3' 4" (6.79m x 1.02m)

#### **BEDROOM ONE**

20' 1" x 8' 4" (6.12m x 2.54m)

#### **BEDROOM TWO**

8' 7" x 13' 8" (2.62m x 4.16m)

#### **BEDROOM THREE**

11' 7" x 9' 10" (3.52m x 3.00m)

#### **BATHROOM**

10' 0" x 9' 9" (3.04m x 2.98m)

#### **TOTAL SQUARE FOOTAGE**

124.0 sq.m (1332 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LARGE PRIVATE REAR GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Garden shed, all carpets and blinds.

#### **ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers.

Broadband – FTTC (fibre to the cabinet) Loft space – boarded.

#### **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.

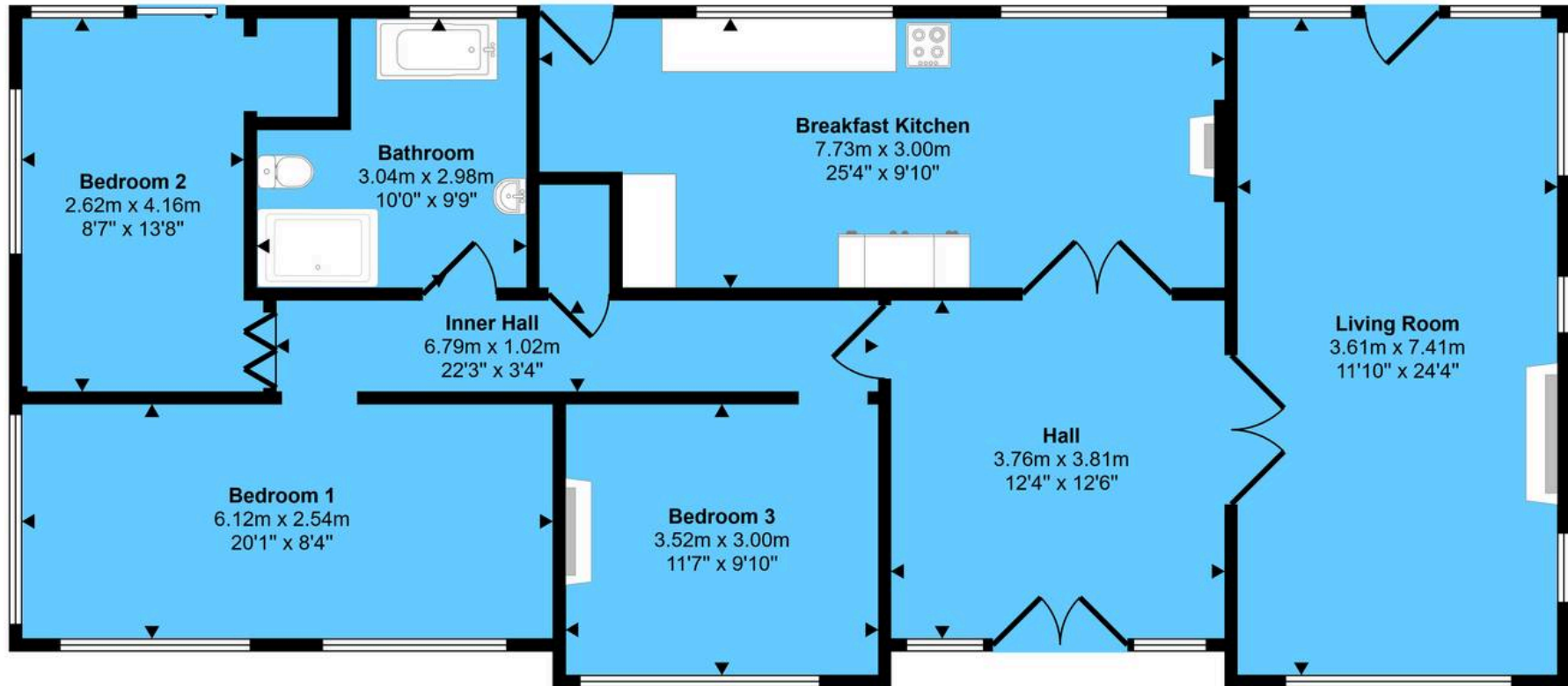
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Approx Gross Internal Area  
124 sq m / 1332 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • [balsallcommon@xacthomes.co.uk](mailto:balsallcommon@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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