



HOPKINS & DAINTY

ESTATE AGENTS



Coventry Road, Coventry, CV7 7AZ

Offers over £500,000

**** NO UPWARD CHAIN & PART EXCHANGE AVAILABLE**** HOPKINS & DAINTY are delighted to offer for sale this link detached barn conversion located in the highly regarded and desirable village of Berkswell. The property offers a great combination of contemporary living together with an abundance of character and charm with the lounge especially offering a considerable WOW factor with exposed timber beams and trusses. In brief the accommodation has to offer: large open plan lounge leading to the kitchen area. On the same ground level there are three bedrooms, bedroom one having an a first floor en-suite wet room and utility room. There is a bathroom to service the remaining bedrooms. On the first floor there is a mezzanine style bedroom with an en-suite W.C. Outside there is a garden to the front of the property together with a garage and driveway providing off road parking. This unique property with the lovely village location is well worthy of an internal inspection. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Lounge/ Dining room 25'6" x 16'5" (7.79 x 5.01)



Measurements include the stairs- Spacious lounge with a feature fireplace, wood effect flooring, a radiator, two double glazed front window and feature vaulted ceiling with exposed beams and roof lights. Stairs rising to the first floor with cupboard under.

Kitchen area 12'6" x 8'2" (3.83 x 2.49)



Fitted range of base and wall units, with worktops, an inset sink and drainer with a mixer tap. Built in gas hob, electric double oven and hood along with space/plumbing for American style fridge freezer. Double glazed windows and double door opening to the garden. Square arch leading to Lounge/Diner.

Main Bedroom 10'9" x 9'7" (3.30 x 2.93)



With carpet, feature beam, a radiator and double glazed window overlooking the garden.

Wet room/utility room



Paddle style stairs up to utility room and ensuite wet room. Fitted cupboards, appliance spaces, Velux style window, wood effect flooring and ceiling light.

Bedroom two 9'10", 19'3'6" x 6'6" (3,59 x 1.99)



With carpet, feature beam, a radiator and double glazed window overlooking the garden.

Bedroom three 10'9" x 6'10" (3.28 x 2.10)



With carpet, feature beam, a radiator and two solar light tubes for natural light.

Bathroom 7'8" x 6'6" (2.36 x 2.00)



Three piece suite comprising bath with a shower over, fitted wash hand basin and WC with storage. Tiled splashbacks and flooring, feature vertical radiator.

Mezzanine bedroom



Carpet, feature beams and attractive large window light. Leading to ensuite W.C. and wash handbasin.

En-suite W.C



Toilet and handbasin with feature radiator. Tiled floor.

Garage 16'6" x 13'10" (5.05 x 4.22)

Wooden opening doors with electric sockets and lights. Cold water tap. Extensive shelving and cupboards.

Outside

Pretty, low maintenance semi walled garden with a lawn and a flower border to the front of the property with driveway for two cars. Bin storage and gate to main drive.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide

only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 107.0 sq. metres (1151.5 sq. feet)



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First Floor

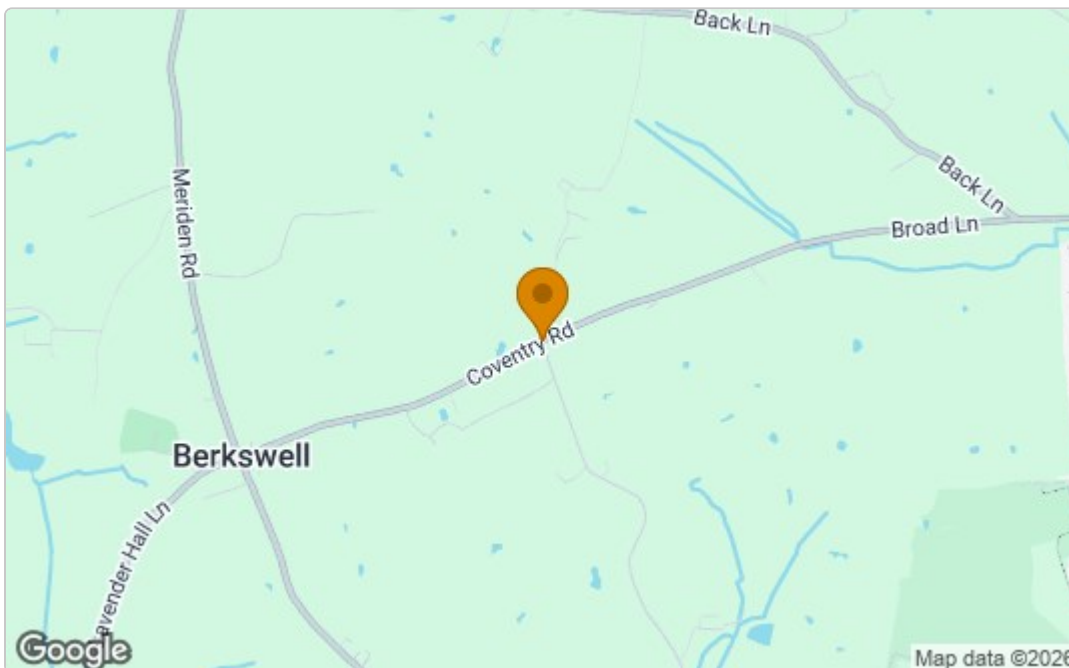
Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 137.1 sq. metres (1475.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.