



Atkinson  
Stilgoe 

Hollyberry Way  
Allesley COVENTRY



## Property Description

A stylish new build three bedroom detached home finished to a high specification, set on a quiet residential street in Allesley. Bright, contemporary living spaces flow effortlessly from a generous open-plan kitchen and dining area to a large lounge and private rear garden, while three well-proportioned bedrooms and two bathrooms provide comfortable family living. Thoughtful design, quality fixtures, and energy-efficient construction make this an ideal choice for first-time buyers, growing families, or anyone seeking modern convenience.

## Approach

Front door leads through to:

## Entrance Hallway

With staircase rising to the first floor, under stairs storage cupboard, Karndean flooring.

## Guest Cloakroom

Fitted with a suite comprising of low-level WC, wash hand basin with mixer tap and obscure glazed window to the front.

## Lounge

Window to the rear, Karndean flooring and patio doors leading to garden

## Kitchen/ Diner

Fitted with base and wall mounted units with complimentary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven and grill with induction hob and cooker hood above, integral dishwasher, space and plumbing for automatic washing machine and space for fridge freezer, wall hung central heating boiler and window to the front.



## First Floor Landing

Staircase rising from the hallway loft hatch giving access to roof space.

## Bedroom One

Fitted wardrobes providing hanging and shelving space and window to the rear overlooking garden.

## Ensuite

Fitted with a suite comprising of low-level WC, wash hand basin with mixer tap, shower cubicle, extractor fan and heated towel rail.

## Bedroom Two

Window to the front.

## Bedroom Three

Window to Rear.

## Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, bath with mixer tap and shower over and obscure glazed window to the front.

## Outside

### Front Of Property

To the side of the property, there is a driveway providing parking for 2/3 cars, with garden to the front and pathway leading to the front door, gated side access to the rear.

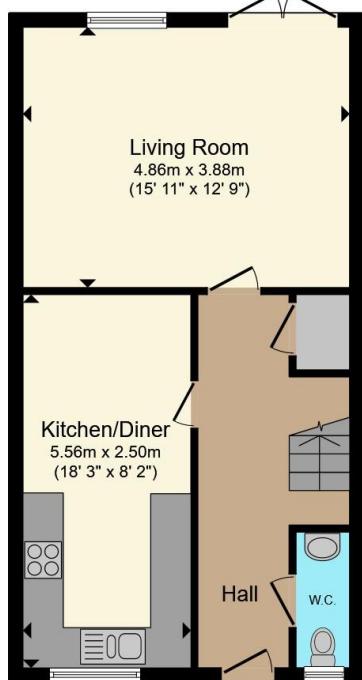
### Rear Of Property

Private rear garden later lawn with patio area, outside water tap and access to garage.

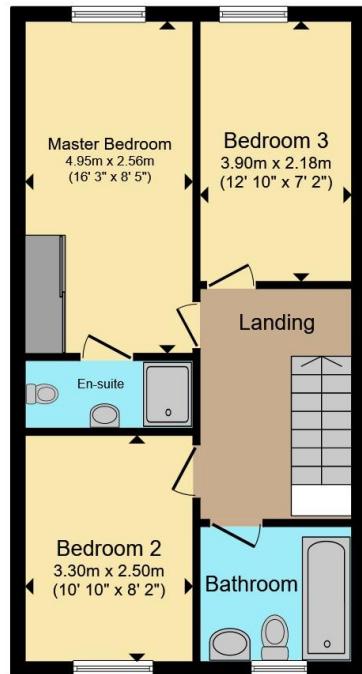
### Garage

With up and over door, light and power and storage in rafters.

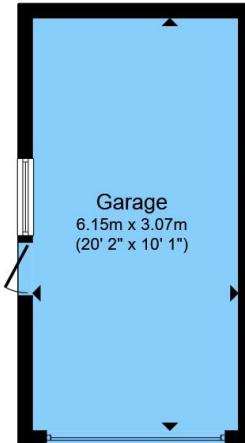




**Ground Floor**



**First Floor**



**Garage**

Total floor area 111.6 m<sup>2</sup> (1,201 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
Solihull CV7 7FF

EPC Rating: B    Council Tax  
Band: D

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Tenure: Freehold



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