

Atkinson Stilgoe

# Sandy Bank Coventry Road Fillongley

# Sandy Bank Coventry Road
# Fillongley CV7 8ET

for sale
**£475,000**







## Property Description

Located in the centre of the sought-after village of Fillongley; Sandy Bank is a beautifully renovated two bedroom bungalow offering spacious living and modern conveniences while being a short walk from Fillongley's amenities, transport links and Bournebrook C of E Primary School. The property features generous living space while also benefiting from a detached double garage and a staircase leading to a large loft space – offering potential for further development, multi-generational living and even an annex (STPP). This really must be viewed to be appreciated. Briefly comprising Lounge, breakfast kitchen, utility, two bedrooms, study and family bathroom, in addition, there is a large driveway providing off road parking and giving access to double garage and rear courtyard. No upward chain.

## Approach

The original bank porch door leads through to front door, in turn leads through to:

## Lounge

Featuring windows to both the front and side, parquet flooring, an understairs storage cupboard, and a staircase leading up to a spacious, unboarded loft.

## Study/Bedroom Three

Window to the side, parquet flooring.

## Breakfast Kitchen

Fitted with a range of base and wall mounted units with complementary quartz work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include range-style electric oven with five ring gas hob and cooker hood above, space and plumbing for dishwasher and fridge freezer, quartz breakfast bar, two windows to the side and door leading to courtyard.

## Utility

Fitted with a range of base units with complementary work surfaces, storage cupboards, and a stainless steel sink and drainer with mixer tap, with a window to the front.

## Bedroom One

Patio doors leading to courtyard.

## Bedroom Two

Window to the front with shutters.

## Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with mixer taps, separate shower cubicle and obscure glazed window to the front.

## Outside

## Front Of Property

To the front of the property, there is a tarmac driveway providing off-road parking, along with gated side access to a rear driveway leading to a double garage. The front garden is enclosed by an irregular stone wall, with a pathway leading to the front door.

## Courtyard

Private paved courtyard featuring a dedicated seating area.

## Garage

Two manual up and over doors, light and power. Staircase leading to loft space.

## Buyer Aml Fee

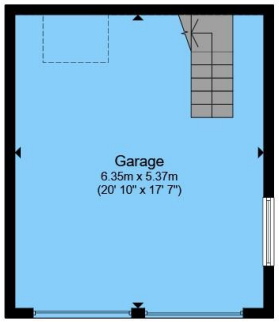
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



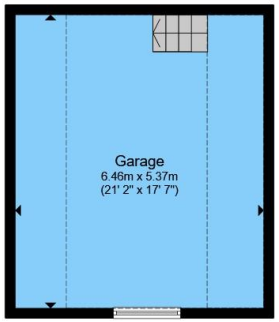





**Floor Plan**




**Garage Ground Floor**




**Garage First Floor**





Total floor area 160.1 m² (1,723 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

Atkinson Stilgoe

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150 Station Road Balsall Common
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

**view this property online atkinsonstilgoe.co.uk/Property/BAL106920**

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Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.