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For Sale

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Offers Around £250,000

43 Hill Top, Gun Hill, Coventry CV7 8FZ



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

43 Hill Top

Gun Hill, Coventry CV7 8FZ

Offers Around £250,000



- Superb extended mid-terraced cottage located in a semi-rural position.
- Stunning open-plan lounge/dining kitchen.
- Two generous double bedrooms and spacious family bathroom.
- Garden room/bar with power and lighting with additional storage.
- A Rare Gem in a Semi-Rural Setting, Extended, Renovated & Simply Stunning.
- Sympathetically renovated and beautifully presented throughout.
- Ideally suited to discerning first time purchasers, downsizers or anyone looking for something special.
- Good size neatly landscaped rear garden, not directly overlooked.
- Garage with direct vehicular access.
- Early inspection is highly recommended.

Here is a rare opportunity to acquire a superbly presented and considerably extended freehold mid-terraced cottage, enjoying a delightful semi-rural position with an open aspect to the front elevation. Beautifully blending character charm with stylish modern living, this exceptional home has been sympathetically renovated and improved by the current owners to create a deceptively spacious and immaculately presented property that simply must be viewed internally to be fully appreciated.

Upon entering, an entrance vestibule leads into a delightful and cosy sitting room featuring a charming fireplace. An inner lobby provides access to the first floor staircase and opens into the true heart of the home, a most impressive lounge combined dining kitchen.

This stunning open-plan space offers both comfort and practicality, with a further feature fireplace and a beautifully fitted kitchen incorporating a comprehensive range of base, drawer and wall units, built-in appliances, and an attractive Belfast sink. French doors open directly onto a private patio area. A useful ground floor W.C. completes the downstairs accommodation.

To the first floor, the landing serves two generous double bedrooms and a spacious family bathroom, fitted with a white three-piece suite and shower unit.

Outside, the property continues to impress. There is a walled forecourt to the front, while the rear garden is neatly landscaped, fully enclosed, and not directly overlooked, offering excellent privacy. The garden enjoys direct personal access into a superb garden room/bar area complete with power and lighting, ideal for entertaining. There is also additional useful storage and further

access into a garage with direct vehicular access.

Overall, this is a stunning home and immaculately presented, deceptively spacious, and a true rare gem within a great setting. Early inspection is imperative.

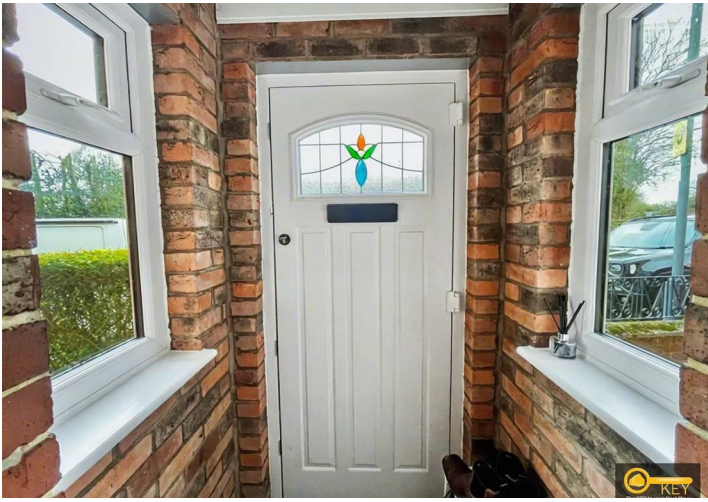
Tenure - Freehold

Local authority - NNBC, council tax band - A

EPC - tbc

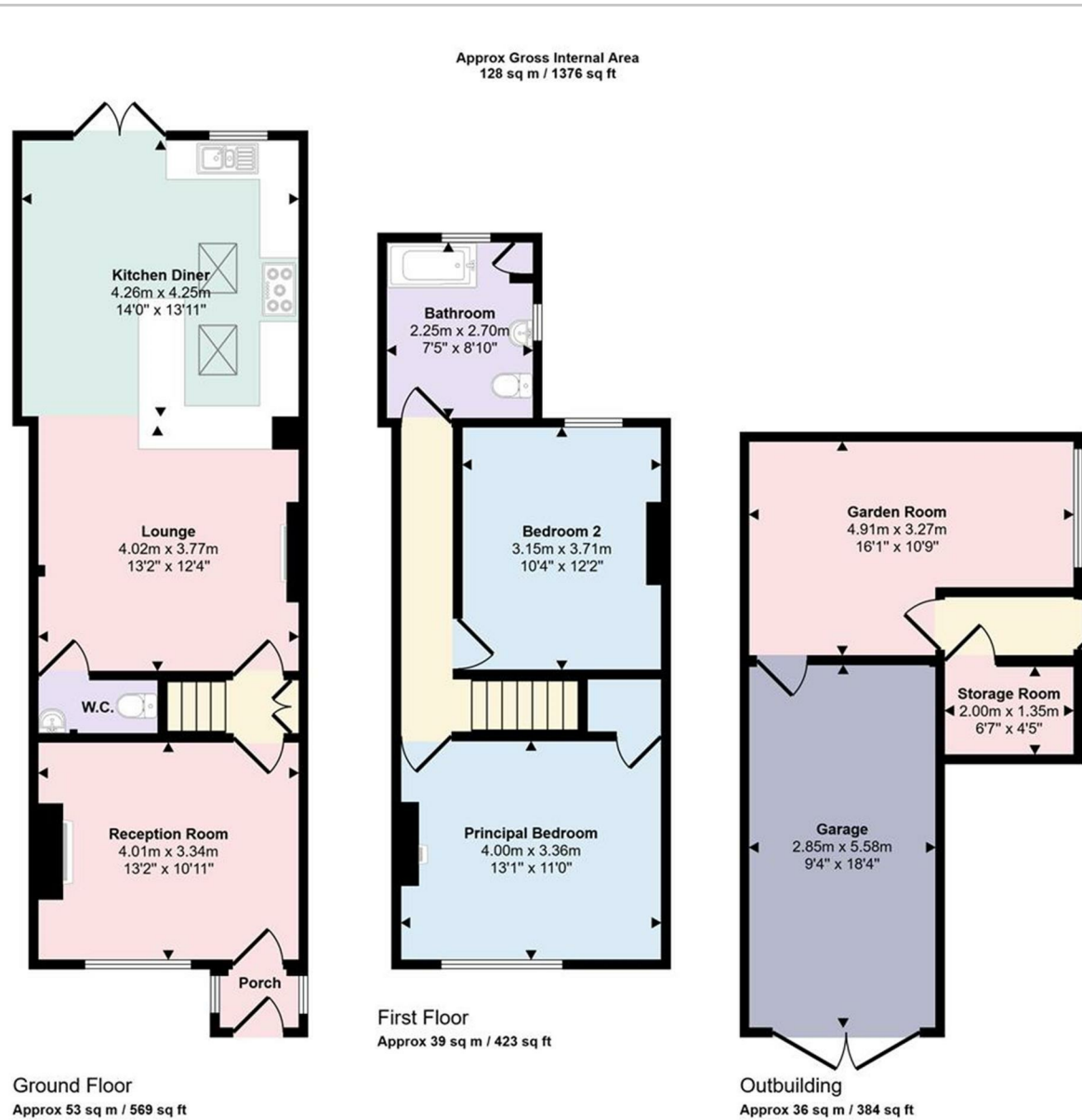
Agent Disclaimer

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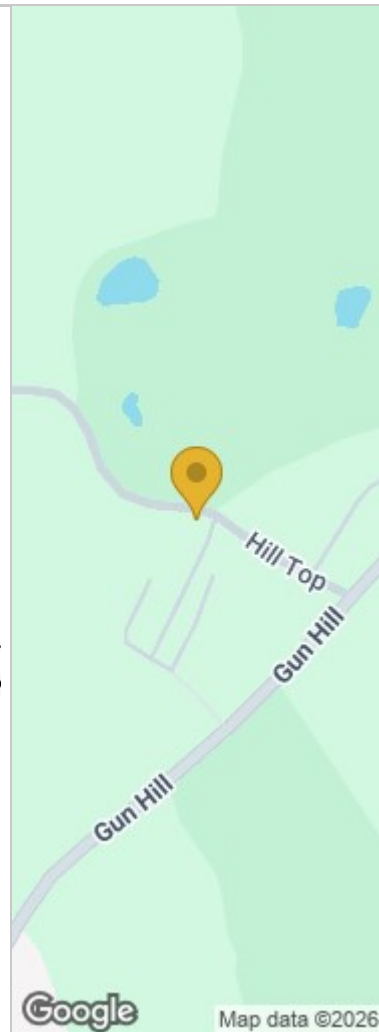


Floor Plan

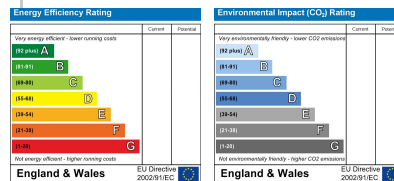
Area Map



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.



Energy Efficiency Graph



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