



JULIE PHILPOT
RESIDENTIAL



16 Coleby Close | Westwood Heath | Coventry | CV4 8HN

£750,000

Offered with the benefit of no onward chain, an impressive five-bedroom detached family home, ideally positioned at the end of a peaceful cul-de-sac in the sought-after location of Westwood Heath, just a short walk from the local train station. Offering spacious and versatile accommodation throughout, this superb property features an elegant lounge with log burner, a stunning open-plan kitchen/living space, three reception rooms, five bedrooms, two en-suite bedrooms and a family bathroom. Further benefiting from a double garage, EV charging point, extensive driveway parking and a mature south-west facing garden.

- Five-Bedroom Detached
- Highly Regarded Location
- Three Reception Rooms
- Two Ensuites, Cloakroom & Family Bathroom
- Double Garage & Driveway Parking
- No Chain



FULL DESCRIPTION

An impressive five-bedroom detached family home, quietly positioned at the end of a peaceful cul-de-sac in the highly regarded Coleby Close, Westwood Heath, just a short walk from the local train station and surrounded by open countryside. Offering spacious and versatile accommodation throughout, this exceptional property is ideal for modern family living and is further enhanced by no onward chain.

The ground floor has been thoughtfully designed to provide a superb balance of reception and entertaining space. An elegant lounge features a charming log burner and French doors opening directly onto the rear garden, while a separate dining room and additional family room offer excellent flexibility for growing families.

To the rear of the property lies a stunning open-plan kitchen, dining and living area, forming the true heart of the home. The contemporary kitchen is fitted with integrated appliances and a central breakfast bar. A separate utility room with external access and a guest cloakroom complete the ground floor accommodation.

To the first floor are five generous bedrooms, two of which benefit from stylish en-suite shower rooms, alongside a modern family bathroom featuring both a bath and separate walk-in shower. Externally, the property enjoys a mature south-west facing rear garden with a large patio area, creating an ideal setting for outdoor dining and relaxation. Further benefits include a double garage, extensive driveway parking and side access.

Ideally located within easy reach of Coventry and Kenilworth, with excellent transport links, local amenities and countryside walks nearby, this is a superb family home in a highly desirable setting. Viewing is highly recommended.

ENTRANCE HALLWAY

A welcoming entrance hall with large understairs storage, 'Amtico' flooring and contemporary oak premium internal doors with brass fittings leading to all rooms

GUEST CLOAKROOM

7' 7" x 3' 5" (2.31m x 1.04m)

A much larger than average ground floor cloakroom having quality white suite comprising low level w/c and pedestal wash hand basin with tiled splashback and mirror over, radiator, extractor fan and 'Amtico' flooring.

ELEGANT FRONT LOUNGE

22' 0" x 13' 10" (6.71m x 4.22m)

A very stylish room located to the front of the property with feature log burning stove, two radiators, TV point and french doors leading out to the large patio area and rear garden.

DINING ROOM

12' 2" x 12' 1" (3.71m x 3.68m)

With 'Amtico' flooring, radiator, coved ceiling and lovely views over the rear garden.

FAMILY ROOM

12' 2" x 8' 10" (3.71m x 2.69m)

An additional reception room, perfect as a sitting/family room with dual aspect windows, TV point, radiator and 'Amtico' flooring.

SUPERB OPEN PLAN KITCHEN

14' 6" x 12' 2" (4.42m x 3.71m)

The kitchen area features quality wood effect units with formed worktops, matching upstands and a large central island providing cupboards and drawers beneath. A comprehensive range of built-in units houses integrated branded appliances, including a 'Bosch' dishwasher, fan assisted oven/microwave, 'Neff' double oven and grill and a 'Zanussi' ceramic hob with extractor hood over. A stainless steel sink unit is complemented by a matching range of wall cupboards, offering excellent storage throughout.

UTILITY ROOM

7' 6" x 6' 7" (2.29m x 2.01m)

Having matching formed worksurface with inset stainless steel sink unit with space and plumbing for automatic washing machine and tumble dryer beneath. Tiled flooring, central heating radiator and personal door to side access and gardens.

BREAKFAST/DINING ROOM

14' 6" x 12' 2" (4.42m x 3.71m)

with double doors opening to the patio, plus a window and two skylights providing plenty of natural light. Features include space for an American-style fridge/freezer, tiled flooring, radiator, and inset ceiling spotlights

FIRST FLOOR LANDING

A large landing area being naturally lit via side window with airing cupboard with hot water cylinder and access to roof storage space.

MASTER BEDROOM SUITE

18' 1" x 16' 5" (5.51m x 5m)

Direct access from the walk through dressing area with two double built in wardrobe cupboards leads to the particularly spacious master bedroom having radiator, two 'Velux' windows and side window.





EN-SUITE SHOWER ROOM

With large walk in shower enclosure, low flush w/c, and half pedestal wash hand basin. Radiator/towel rail, shaver point, radiator, part tiled walls and tiled flooring,

BEDROOM TWO

13' 11" x 12' 2" (4.24m x 3.71m)

With rear garden views and radiator.

EN-SUITE SHOWER ROOM

With large walk in shower enclosure, low flush w/c, and half pedestal wash hand basin. Radiator, part tiled walls and 'Velux' style window.

BEDROOM THREE

16' 6" x 12' 2" max into wardrobes 5.03m x 3.71m)

A nice double room with two built in wardrobes, window with rear garden views and radiator.

BEDROOM FOUR

13' 11" x 9' 9" (4.24m x 2.97m)

A further double bedroom with radiator and window to front.

BEDROOM FIVE/STUDY

12' 2" x 8' 10" (3.71m x 2.69m)

A further double bedroom currently set up as a study with radiator and rear garden views.

LARGE FAMILY BATHROOM

9' 6" max x 8' 4" (2.9m x 2.54m)

A spacious family bathroom with walk-in shower enclosure, panelled bath with mixer tap over, half pedestal wash hand basin and low level w/c. Chrome heated towel rail, complementary tiling, shaver socket, extractor fan and inset ceiling spotlights.

OUTSIDE

DOUBLE GARAGE

18' 1" x 16' 5" (5.51m x 5m)

Having twin up and over doors, side pedestrian door leading to the rear garden and having light, power and housing the 'Vaillant' gas fired central heating boiler. To the front of the garage is the additional parking spaces and an EV charging point.

REAR GARDEN

The rear garden is a superb feature of the property, enjoying a private south-west facing aspect. Predominantly laid to lawn, the garden is framed by mature trees, established planting and well-stocked borders, creating a peaceful and secluded outdoor space. A generously paved patio extends directly from the house, while a charming secondary seating area is tucked away within the garden. There is outside lighting and power together with a useful covered bin store.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

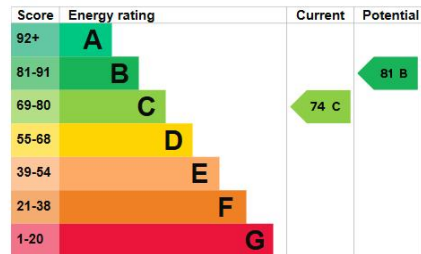
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

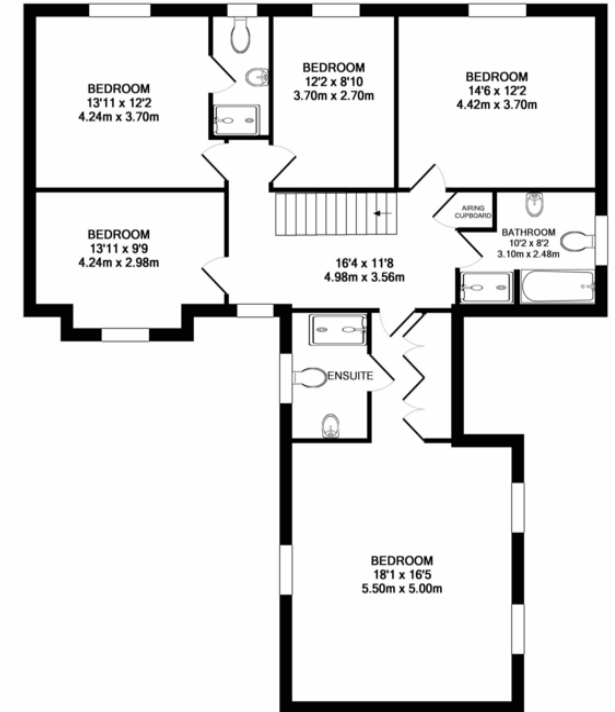
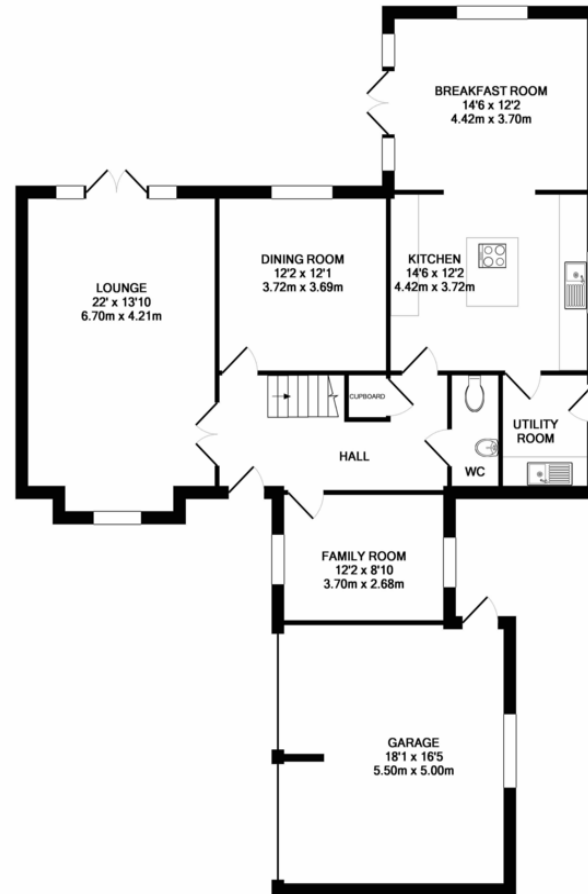


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements