

ehB RESIDENTIAL

Your Property - Our Business

8, Home Close, Bubbenhall, Coventry







A well proportioned three bedroomed detached property, situated in this popular and convenient village location.

Briefly Comprising;

Enclosed entrance porch, Hallway, living room, refitted dining/kitchen with patio doors overlooking the garden, utility, ground floor WC. First floor landing, spacious master bedroom with fitted wardrobes, further double bedroom and bedroom three. White refitted bathroom. Upvc double glazing. Gas radiator heating. Solar panels with Tesla battery storage. Tarmac driveway. Lawned front garden and patioed and lawned rear garden. NO CHAIN.

Home Close

Occupies an attractive position within the village, with attractive modern kitchen and bathrooms, but still offers further scope for buyers to put their own decorative mark on the property. The property benefits from a recent solar panel installation, which provides a reduction in household bills.

The Property

Is approached via a shared access driveway leading into a private parking area.

Entrance Porch

Approached via upvc double glazed door with part glazed windows to either side. Leads to timber entrance door to...

Hallway

With staircase rising to first floor landing, radiator, wall light point, door to...

Living Room

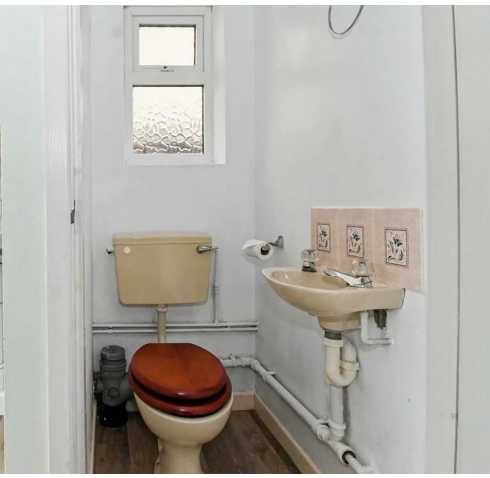
12'9" x 15'3" (3.89m x 4.65m)

With upvc double glazed bow window to front elevation, beamed ceiling, wall light points, exposed brickwork to display fireplace with tiled hearth, double radiator, door to...









Dining/Kitchen
16'1" x 10'6" (4.90m x 3.20m)
Being open plan and yet forming distinctive areas.

Kitchen Area
Attractively refitted with a range of light grey, flat fronted wall and base units, with square edged working surface over, inset stainless steel sink drainer unit, inset four point Zanussi electric hob with oven and microwave to the side, understairs shelved pantry area, breakfast bar return leading to...

Dining Area
With wall light points, double glazed French doors leading to the patio to the garden, wood look flooring, extending through to understairs shelved pantry area, part multi-pane glazed door leading to...

Utility
7'11" x 10'4" max (2.41m x 3.15m max)
With double glazed sliding patio door to garden, working surface, space and plumbing for washing machine, space for tall fridge freezer, splashback tiling and eye-level wall cupboard. Continuation of flooring.

Ground Floor WC
Fitted with a light coloured suite to comprise; low level WC, wall mounted wash hand basin, splashback tiling, upvc obscure double glazed window to side elevation, extractor, continuation of flooring.

First Floor Landing
With hatch to partially boarded roof space, with light and ladder, upvc double glazed window to side elevation.

Bedroom One (Front)
9'5" x 15' inc fitted w'robes (2.87m x 4.57m inc fitted w'robes)
With upvc multi pane double glazed window to front elevation, coved cornicing, radiator. Range of majority mirror fronted wardrobe doors, providing hanging and shelved areas.







Bedroom Two (Rear)
9'6" x 10'11" (2.90m x 3.33m)
With upvc multi pane style double glazed window to rear elevation, radiator.

Bedroom Three (Front)
6'5" x 9'9" inc staircase bulkhead (1.96m x 2.97m inc staircase bulkhead)
With upvc double glazed multi pane window to front elevation, radiator.

Bathroom
Recently refitted with a white modern suite to comprise; low level WC with concealed cistern set into vanity unit, with wash hand basin with mono-mixer to side and storage below. Bath with mixer and wall mounted shower and controls, with fixed rainwater style shower head and additional hand held shower attachment. Full splashback tiling, tiled floor, chrome radiator towel rail. Upvc obscure double glazed window to rear elevation, extractor, downlighter points to ceiling.

Outside (Front)
To the front of the property is a shared access tarmac driveway, which leads to a private tarmac parking area for two vehicles. The garden is is principally laid to lawn and gated access leads to the side and garage.

Garage
8'8" x 18'5" (2.64m x 5.61m)
With HORMANN electric door, power and light as fitted, wall mounted Worcester combination boiler, wall mounted Tesla battery.

Outside (Rear)
To the rear of the property is a predominantly lawned rear garden, with paved patio area across the rear of the property, surrounded in the main by timber fencing with two garden sheds.

Solar Panels
We are informed the property is fitted with Solar Panels







with Tesla battery storage backup. We are informed excess energy is fed back to the grid, and off sets the running costs of the property. We believe this was installed in October 2023.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2065).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

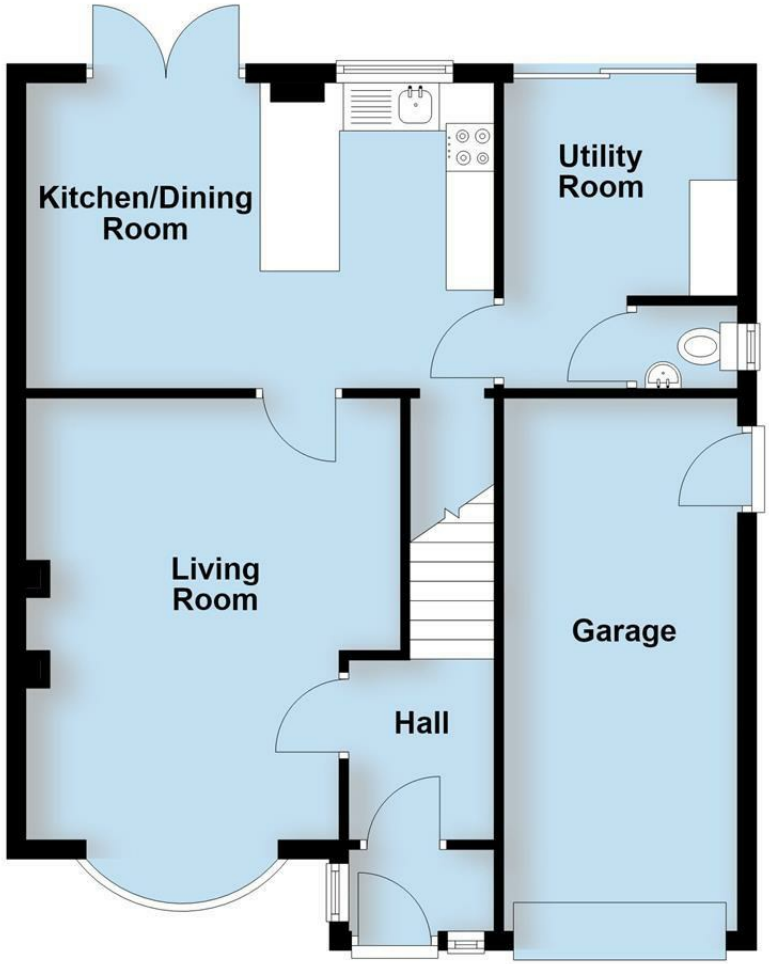
Council Tax Band D.

Location

CV8 3JD

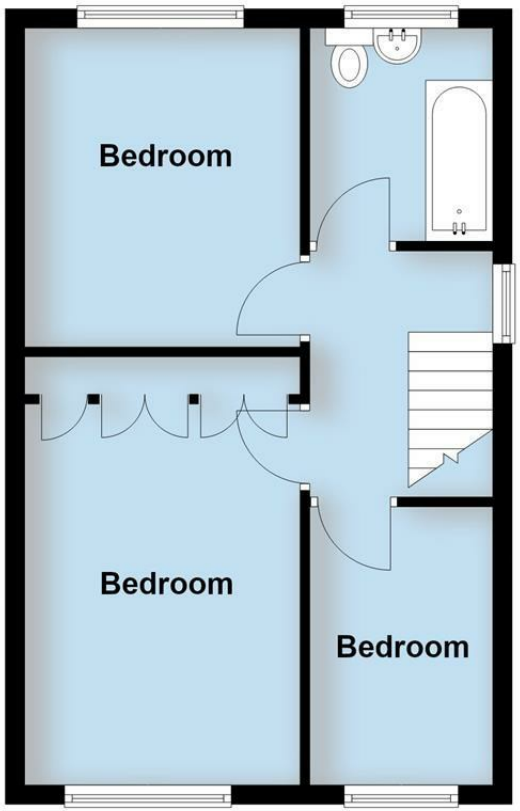
Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 101.5 sq. metres (1092.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

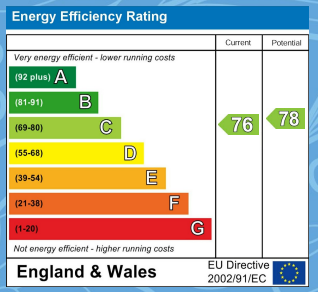
ehB RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.