





Property Description

Set within the highly sought-after Westwood Heath district, Heath Green Way offers an impressive detached family home positioned on a quiet, cul-de-sac known for its exclusivity and spacious properties. This attractive residence delivers generous living accommodation throughout, making it ideal for growing families or professionals seeking a premium location with excellent connectivity.

The property offers generous living space, four reception rooms and a flexible layout ideal for modern family life. Bright interiors, five bedrooms four of which are large doubles and a private rear garden make this a great home for buyers seeking comfort and potential to personalise. Situated close to Warwick University, Westwood Business Park and excellent local amenities, this property delivers convenience, privacy and long-term value in one of Coventry's most sought-after postcodes.

Approach

Open canopy porch leads through to front door in turn leads through to:

Entrance Hallway

Staircase rising to the first floor, under stairs storage cupboard and further large cupboard suitable for coat and shoe storage.

Guest Cloak Room

Fitted with a suite comprising of low-level WC, wash hand basin, heated towel rail and obscure glazed window to the side.

Study

Bay window to the front incorporating wooden shutters

Lounge

Bay window to the front incorporating wooden shutters, feature fireplace with gas fire fitted, doors leading to dining room.

Dining Room

Window to the side and patio door doors leading to garden.

Family Room

With patio doors to the rear.

Kitchen

Fitted with range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap and large pantry. Appliances to include electric oven and grill with five ring gas hob and cooker hood above, dishwasher, integrated fridge freezer, window to the rear overlooking garden and door through to utility and dining room.

Utility

Fitted with base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, central heating boiler.

Galleried Landing

Staircase rising from the hallway, window to the front incorporating wooden shutters, airing cupboard providing storage, loft hatch giving access to part boarded roof space.

Master Bedroom

Built-in wardrobes providing hanging and shelving space, window to the front incorporating wooden shutters, door through to:

Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, level access shower, extractor fan, heated towel rail and obscure glaze window to the side

Bedroom Two

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Bedroom Four

Window to the rear overlooking garden.

Bedroom Five

Window to the front incorporating wooden shutters.

Family Bathroom

Fitted with a suite comprising of low-level WC, wash hand basin with mixer, bath, separate shower cubicle, extractor fan and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for several cars and giving direct access to detached double garage, gated side access.

Rear Garden

Private rear garden predominantly laid to lawn, complemented by mature shrubs, planted borders, a patio area, and gated side access.

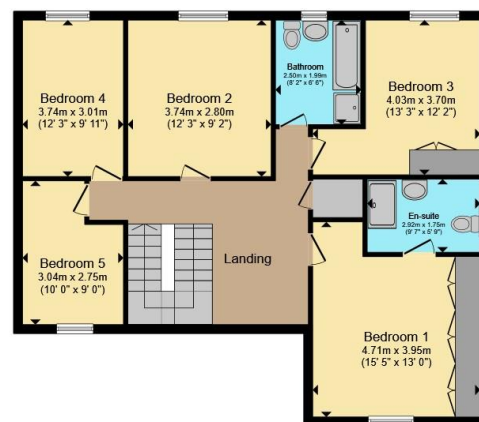
Double Garage

Two manual up and over doors, light and power.

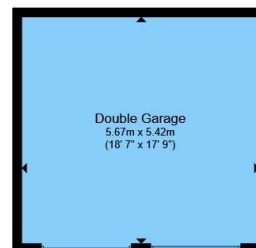




Ground Floor



First Floor



Garage

Total floor area 209.1 m² (2,251 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



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150 Station Road Balsall Common
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EPC Rating: C Council Tax
Band: G

Tenure: Freehold

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