



HR ESTATE AGENTS

5 Bedrooms

House - Detached

Offers Over

£685,000

Located in

Coventry





# Pickford Green Lane

Coventry | CV5 9AP



Zacharias Ermogenous is proud to present this exceptional five-bedroom detached new build, constructed in 2023, offering high-specification living in a peaceful rural setting on Pickford Green Lane.

This beautifully designed home provides generous and versatile accommodation throughout. The property boasts five double bedrooms, four of which benefit from their own en-suite bathrooms, creating the perfect layout for modern family living. The fifth bedroom is currently utilised as a luxurious walk-in wardrobe, but can easily be reinstated as a bedroom if required.

The ground floor offers an impressive open-plan kitchen, dining and lounge space, ideal for both everyday living and entertaining. In addition, there is a separate living room providing a more private space to relax, along with a convenient downstairs W/C. The integrated garage has been thoughtfully enhanced with the addition of a utility kitchen, adding further practicality to the home.

Externally, the property enjoys a large driveway providing ample off-road parking for multiple vehicles. To the rear, the home benefits from uninterrupted views backing onto open fields, offering a high degree of privacy and a truly tranquil outlook.

Situated in a rural location, this property combines countryside living with accessibility, making it an ideal purchase for families seeking space, privacy and modern comfort.

A rare opportunity to acquire a substantial, high-quality home in a sought-after setting.

# Pickford Green Lane

£685,000 Freehold



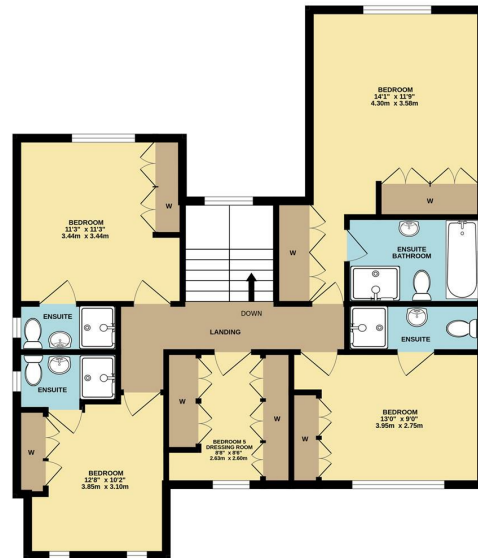
- 5 Bedrooms
- Underfloor Heating
- High Spec Throughout
- Garage
- Rural Location
- 4 En-Suites
- Luxury Interior
- Multi-Car Driveway
- Family Home



GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 1876 sq.ft. (174.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band E

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 91        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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