

Atkinson Stilgoe

Atheron Grove
Arley Coventry

Atheron Grove
Arley Coventry CV7 8QL

for sale
£495,000







Property Description

A beautifully presented and high specification three bedroom family home, set against a rural backdrop while being ideally situated for convenient access to The NEC, Birmingham Airport, Coventry City Centre and motorway links. This home has been finished to the highest standard, offering the rare opportunity for a truly turn-key property benefitting from top-of-the-line integrated goods and fittings, carefully crafted living space and thoughtful storage solutions. Viewing is highly recommended to appreciate everything on offer. Briefly comprising entrance hallway, guest cloakroom, lounge, dining kitchen, three bedrooms with ensuite to master and family bathroom. In addition there is a driveway providing off road parking and private rear garden.

Approach

Front door lead through to:

Entrance Hallway

Staircase rising to the first floor and under stair storage cupboard.

Guest Cloakroom

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

Lounge

Window to the front with feature fireplace.

Dining Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include double electric oven with induction hob and cooker hood above, integrated dishwasher, integrated fridge freezer, wine cooler, cupboard with double doors with space and plumbing for automatic washing machine and tumble dryer, space for dining table, window and patio doors to the rear leading to garden with additional door to the side.

First Floor Landing

Staircase rising from the hallway, airing cupboard providing storage, loft hatch giving access to roof space.

Bedroom One

Two window windows to the front with dressing area featuring fitted wardrobes providing hanging and shelving space and door through to:

En Suite

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

Bedroom Two

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

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, bath with mixer tap and shower over bath, extractor fan, shave point, heated towel rail and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property, there is a driveway providing off-road parking, lawned foregarden, and side access.

Rear Garden

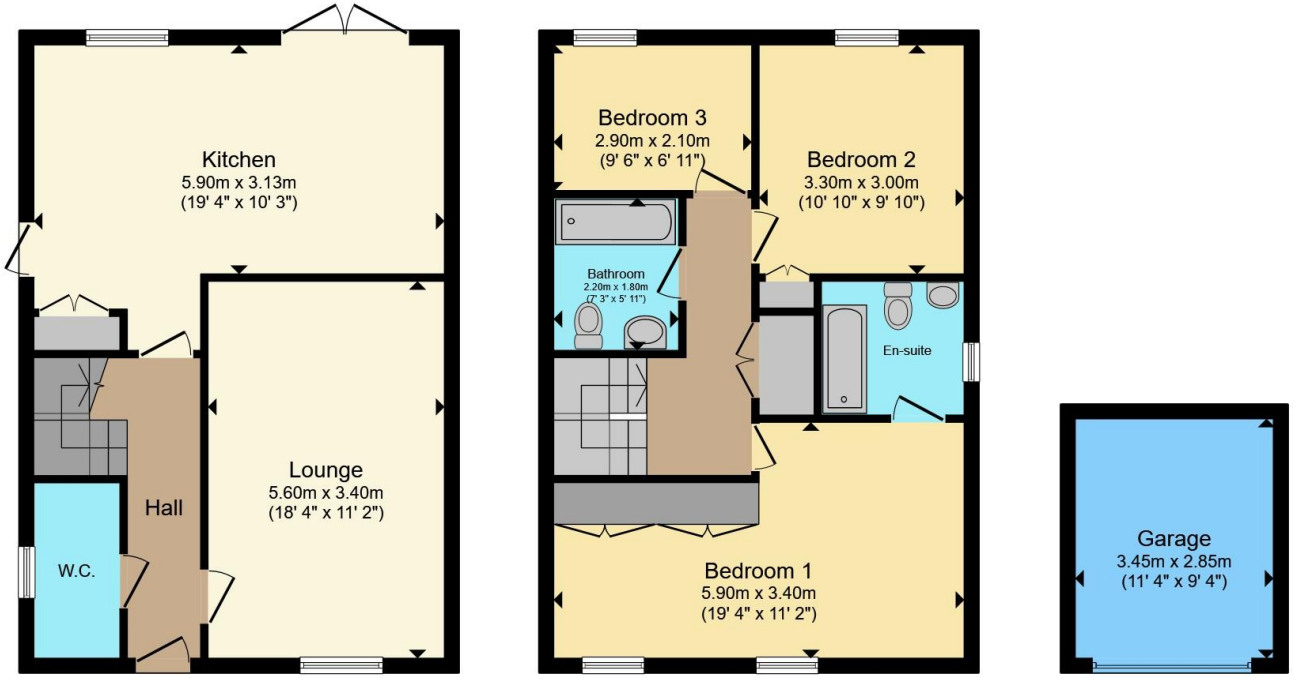
Private garden laid to lawn with patio area, gated side access, addition driveway in front of garage at the rear of the property.

Aml Buyer Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 114.0 m² (1,227 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

Atkinson Stilgoe

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: B

Council Tax Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL107115

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.