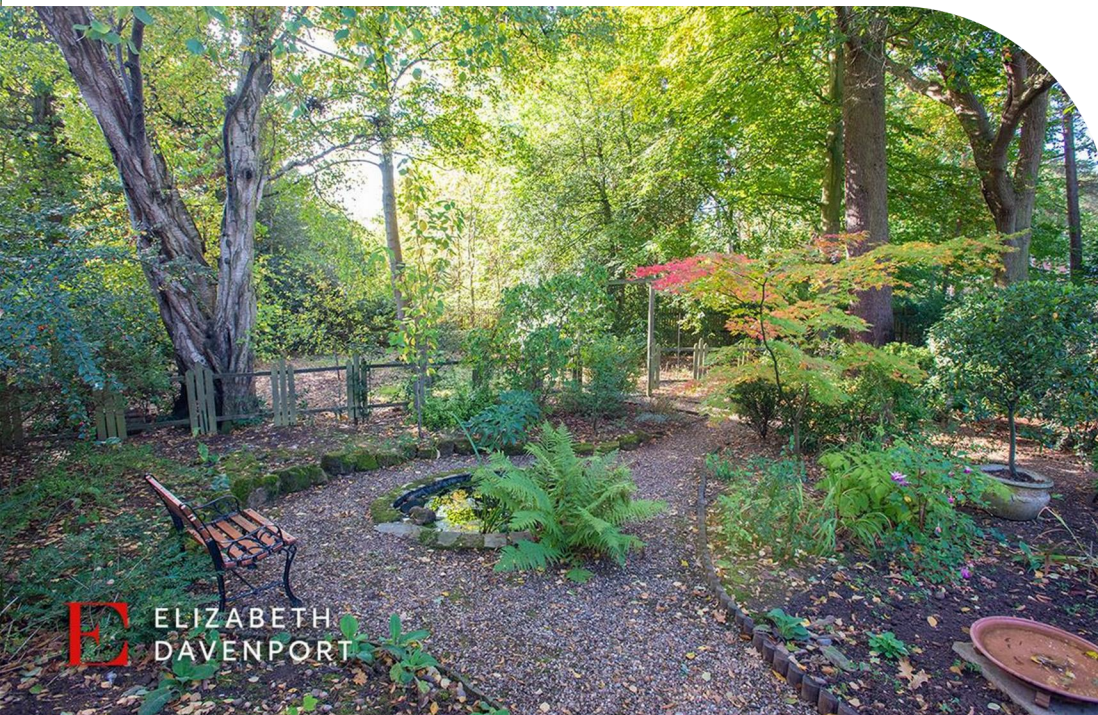




2 BLUEBELL WALK

COVENTRY, CV4 9XR

- 0.38 ACRE PLOT SIZE INCLUDING WOODLAND • DRIVEWAY WITH PARKING FOR 3 CARS • TANDEM GARAGE WITH 2 FURTHER SPACES • BEAUTIFUL LOCATION • IMMACULATE PRESENTATION THROUGHOUT • DOUBLE GLAZING • GAS CENTRAL HEATING • 2 BEDROOMS • 2 BATHROOMS • EPC RATING C • COUNCIL TAX BAND F



THE PROPERTY

Four Bedrooms \approx Fantastic Rear Garden \approx 1 $\frac{1}{3}$ Acre Plot \approx Excellent Decorative Condition

A rare opportunity to acquire a modern detached home on a substantial third of an acre plot with mature woodland included. The property has been well maintained by the present owners and benefits from the addition of a large conservatory which overlooks the garden.





THE LOCATION

Four Bedrooms ≈ Fantastic Rear Garden ≈ 1½ Acre Plot ≈ Excellent Decorative Condition

A rare opportunity to acquire a modern detached home on a substantial third of an acre plot with mature woodland included. The property has been well maintained by the present owners and benefits from the addition of a large conservatory which overlooks the garden.

The flexible accommodation briefly offers, Porch, Entrance Hall, Breakfast kitchen with range of appliances, useful Utility Room which leads through to a covered Lean-to leading out to the rear garden. From the Entrance Hall there is access to a Cloakroom with WC, excellent size Living Room with patio doors leading out to the Conservatory. To the first floor there are four bedrooms the master room with an En-suite Shower Room and a separate Family Shower Room off the Landing. Both bedrooms one and two have built in wardrobes.

Externally there is direct vehicular access to a driveway providing ample off-street parking for several vehicles as well as access to the tandem garage which could house two cars if required. The gardens are what make this property special. Anyone who enjoys nature and wildlife will love this garden with its selection of shrubs,

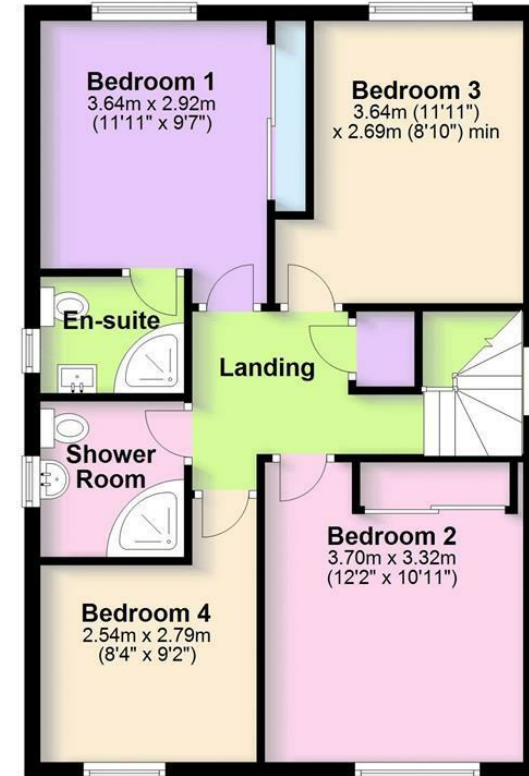
Ground Floor

Approx. 118.8 sq. metres (1278.5 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



01926 298 298
kenilworth@elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents
99 Warwick Road, Kenilworth, Warwickshire, CV8 1HP

