



Pheasant Oak, Tile Hill  
£475,000





## PROPERTY OVERVIEW

This impressive five bedroom detached house offers generous and flexible accommodation, making it an ideal choice for families seeking a spacious home in a desirable location.

Presented to the market with no onward chain, the property provides a welcoming entrance hall leading to a bright living room with ample space for relaxation and entertaining. A separate dining room offers the perfect setting for family meals or formal gatherings, while the well-appointed breakfast kitchen (complete with a range of integrated appliances and plentiful storage) is complemented by a practical utility room for added convenience. The first floor features five well-proportioned bedrooms, two of which benefit from en-suite facilities, providing privacy and comfort for family members or guests. A modern family bathroom serves the remaining bedrooms. Additional features include gas central heating, double glazing throughout, and a useful downstairs cloakroom. The double garage and driveway parking ensure ample space for multiple vehicles and secure storage. The property's location is particularly advantageous, being ideally situated for Warwick University and the A45, offering excellent transport links and proximity to local amenities, schools, and shopping facilities.



This substantial home combines contemporary comforts with a thoughtful layout, making it a superb opportunity for those looking to settle in a sought-after area. Early viewing is highly recommended to appreciate the quality and scope of accommodation on offer.

Viewing is by prior appointment with Xact on 01676 534 411.

#### PROPERTY LOCATION

Nailcote Grange, Tile Hill offers an ideal edge of city location and urban connectivity. Positioned on the southwest edge of Coventry, residents enjoy easy access to the historic charms of Kenilworth and the vibrant Coventry city centre. A major draw is the proximity to the University of Warwick, located just over a mile away. This provides world-class facilities on your doorstep, including the Warwick Arts Centre and the Sports and Wellness Hub. For families, the area is highly coveted for its access to top-tier schooling, notably the "Outstanding" Kenilworth School. Transport links are exceptional for the modern commuter. Tile Hill Station is less than a mile away, offering direct rail links to Birmingham and London. Additionally, the nearby A45 and M42 provide effortless road access across the Midlands, making this one of the region's most convenient and desirable postcodes.

Council Tax band: F

Tenure: Freehold

- Five Bedroom Detached House
- No Onward Chain
- Breakfast Kitchen & Utility Room
- Living Room & Separate Dining Room
- Two En-Suite Bedrooms
- Double Garage & Driveway Parking
- Wide Rear Garden
- Ideally Located for Warwick University and A45



## **ENTRANCE HALL**

## **WC**

## **LIVING ROOM**

17' 0" x 12' 4" (5.18m x 3.77m)

## **DINING ROOM**

12' 7" x 10' 9" (3.83m x 3.28m)

## **BREAKFAST KITCHEN**

15' 11" x 10' 6" (4.86m x 3.20m)

## **UTILITY ROOM**

9' 1" x 8' 0" (2.78m x 2.44m)

## **INTEGRAL DOUBLE GARAGE**

17' 9" x 16' 1" (5.41m x 4.89m)

## **FIRST FLOOR**

## **BEDROOM ONE**

16' 1" x 11' 7" (4.90m x 3.53m)

## **ENSUITE**

6' 8" x 4' 6" (2.02m x 1.38m)

## **BEDROOM TWO**

14' 3" x 8' 1" (4.35m x 2.47m)

## **ENSUITE**

8' 0" x 4' 0" (2.45m x 1.21m)

## **BEDROOM THREE**

14' 5" x 8' 10" (4.39m x 2.68m)

## **BEDROOM FOUR**

12' 8" x 12' 1" (3.85m x 3.68m)

**BEDROOM FIVE**

10' 5" x 7' 9" (3.17m x 2.37m)

**BATHROOM**

6' 11" x 6' 11" (2.12m x 2.10m)

**TOTAL SQUARE FOOTAGE**

156.9 sq.m (1689 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WIDE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrate oven, integrated hob, extractor, fridge, dishwasher, all carpets, blinds and light fittings, some curtains and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

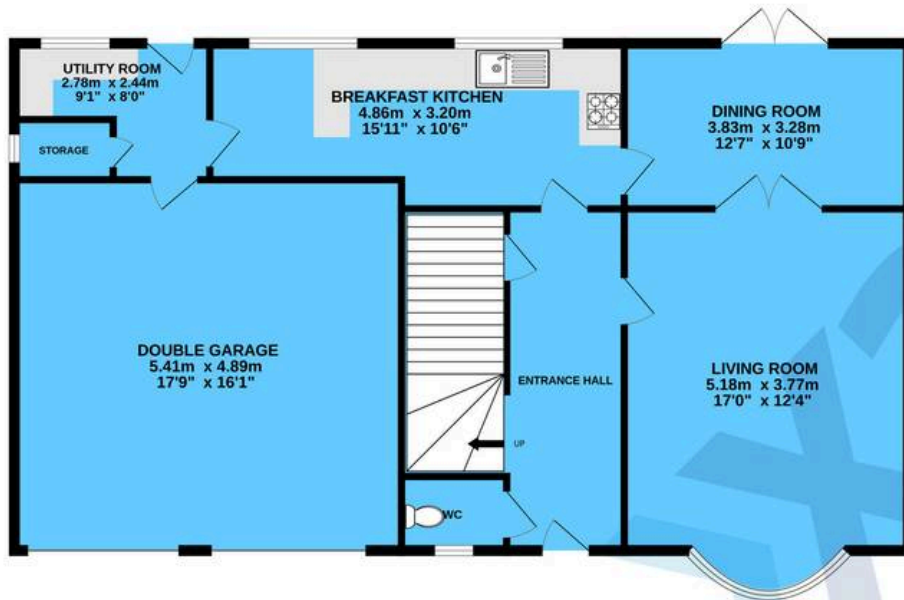
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

**INFORMATION FOR POTENTIAL BUYERS**

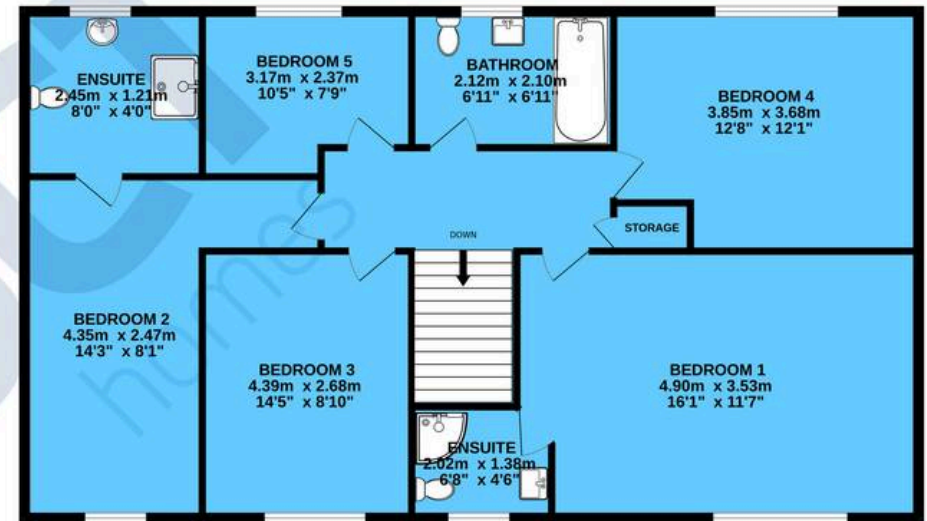
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 156.9 sq.m. (1689 sq.ft.) 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.

Made with Metropix ©2026

# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

