



Cromwell Lane, Coventry
£499,950





PROPERTY OVERVIEW

This four bedroom detached house presents an excellent opportunity for families and investors alike, offered to the market with no onward chain and having significant potential to update, modernise and extend (subject to planning permission). The property is approached via an enclosed porch leading into the entrance hallway taking you into a generously proportioned living / dining room, which seamlessly connects to a full width sun lounge overlooking the rear garden, creating a bright and versatile space ideal for both relaxing and entertaining. The kitchen overlooks the front garden, providing a pleasant outlook and ample space for culinary pursuits. Upstairs, four well-sized bedrooms offer comfortable accommodation for families or guests, complemented by a family bathroom, study and additional storage options. The property also benefits from driveway parking and a garage, ensuring convenient and secure off-street parking. Ideally positioned for easy access to the A45 and Warwick University, this home is perfect for those seeking excellent transport links and proximity to local amenities, schools, and major employers. With scope to personalise and add value, this property represents a rare chance to create a bespoke family home in a highly sought-after location.





Early viewing is highly recommended to appreciate the full potential of this spacious and well-located detached residence.

PROPERTY LOCATION

Cromwell Lane, Coventry, is situated in the Westwood Ward area which is surrounded by excellent local amenities including highly regarded schools, shops, restaurants and pub and is within close proximity to the University of Warwick. It has easy access to the A45, M42 and M6 and surrounding villages of Burton Green, Balsall Common and Kenilworth, plus the Tile Hill train station provides direct links to Coventry, Birmingham and London Euston.

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Potential to Update & Extend (STPP)
- Long Rear Garden
- Living/Dining Room & Full Width Sun Lounge
- Kitchen Overlooking Front Garden
- Driveway Parking & Garage
- Ideally Located for A45, Warwick University and Tile Hill Railway Station



PORCH

ENTRANCE HALLWAY

WC

LIVING/DINING ROOM

19' 9" x 18' 3" (6.02m x 5.56m)

SUN LOUNGE

19' 11" x 12' 2" (6.07m x 3.71m)

KITCHEN

15' 8" x 7' 9" (4.78m x 2.37m)



FIRST FLOOR

BEDROOM ONE

10' 2" x 18' 3" (3.09m x 5.57m)

BEDROOM TWO

9' 1" x 14' 2" (2.77m x 4.32m)

BEDROOM THREE

10' 2" x 11' 10" (3.11m x 3.60m)

BEDROOM FOUR

9' 4" x 8' 3" (2.85m x 2.52m)

STUDY

5' 11" x 7' 3" (1.80m x 2.22m)

BATHROOM

6' 1" x 6' 4" (1.85m x 1.94m)

OUTSIDE THE PROPERTY

GARAGE

7' 9" x 24' 3" (2.35m x 7.38m)

TOTAL SQUARE FOOTAGE

165.0 sq.m (1772 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LONG REAR GARDEN

ITEMS INCLUDED IN THE SALE

Indesit Integrated oven, Samsung Integrated hob, Xpelair Extractor, AEG Fridge/freezer, Siemens Dishwasher, Zanussi Washing machine, garden shed, two greenhouses, All carpets, curtains and light fittings. log effect gas stove in inglenook fire place, fitted shelves and feature mirror in living room and fitted wardrobes in three 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.

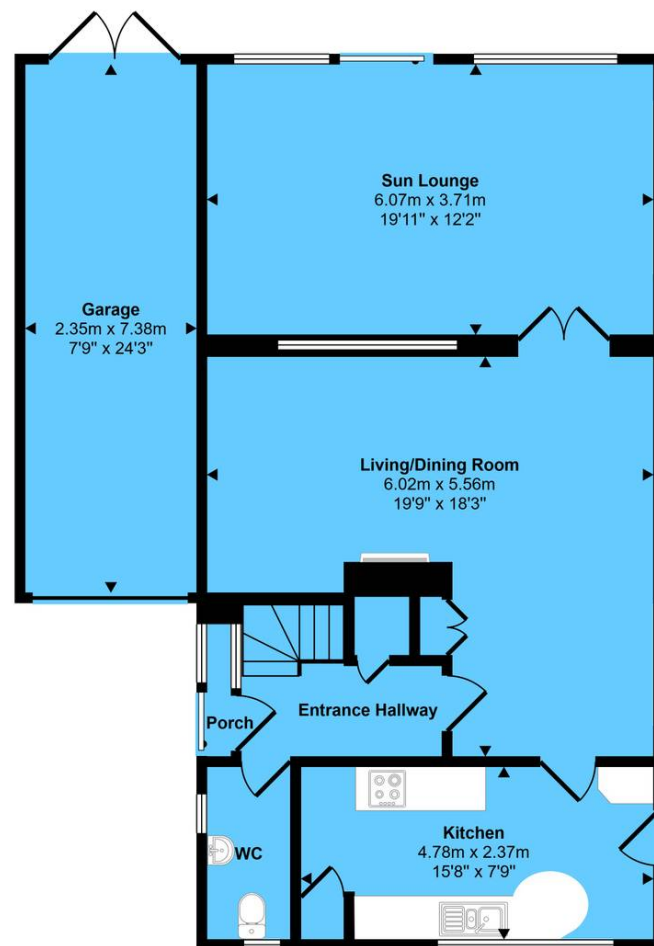
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

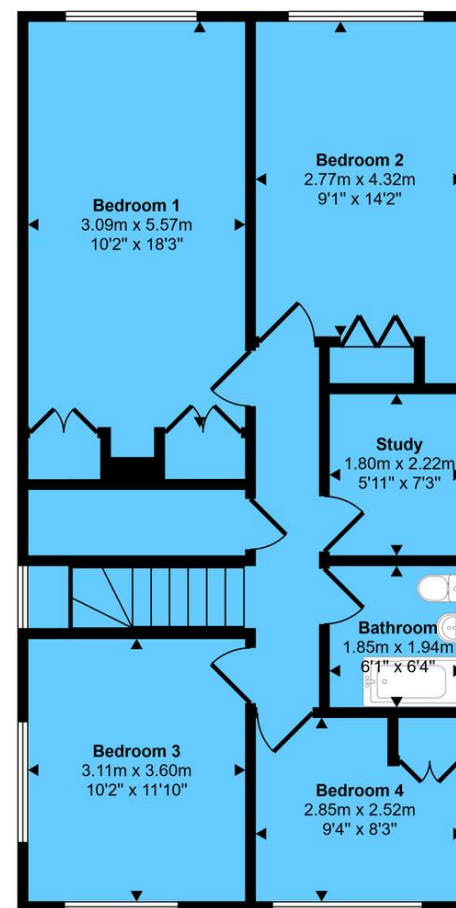
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
165 sq m / 1772 sq ft



Ground Floor
Approx 92 sq m / 985 sq ft



First Floor
Approx 73 sq m / 787 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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