



A lovely, four bedroom Executive family home in a prominent corner position on this popular development on the western side of Coventry

Coopers

7 Heronbank
Coventry
CV4 9XN



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A lovely four bedroom Executive home on the western outskirts of Coventry, this property is located on a good sized corner plot at the end of a quiet cul-de-sac on the attractive Nailcote Grange Estate. This home has been very well taken care of by the current owners, with plenty of space for all the family.

There are two generous reception rooms on the ground floor, as well as a downstairs toilet and separate cloaks cupboard. The kitchen area has plenty of storage space, with the benefit of a separate utility room. On the first floor are four generous bedrooms, the primary bedroom having an en-suite, as well as a family bathroom. Outside there is driveway parking, which leads to a detached garage. To the rear is a lovely garden with an abundance of plants and shrubs, good sized lawn and a feature oak tree.



Overview

- **Four bedroom detached Executive home**
- **Two reception rooms**
- **Good sized kitchen with separate utility**
- **Downstairs toilet**
- **Master bedroom with en-suite**
- **Detached garage with driveway parking in front**
- **Lovely rear garden**
- **Fantastic corner plot**
- **Easy access to the motorway network (M40, M42, M6, M69, M1)**

024 7655 2841

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What The Owners Say

"Whilst looking forward to retirement on the South coast, we shall miss this friendly neighbourhood and our well-proportioned house and garden. The location is ideally placed for local amenities, rail travel (walking distance to the mainline station), motorway network and airport (Birmingham 20 mins). The area benefits from its semi-rural setting and you are quickly out into the Warwickshire countryside."

Entrance Hall

The wide entrance hall provides a bright and airy welcome to the house, with easy access to all rooms and the stairs to the first floor

Utility Room

The separate utility room has space for your washing machine and separate tumble dryer with a worktop over and a stainless steel sink unit. A useful side door provides easy access to the front, rear or garage.



Living Room

The living room has a homely feel and overlooks the rear garden via UPVC French doors.

Kitchen

The kitchen has plenty of storage space as well as a double oven, integrated gas hob and a small breakfast bar. There is also space for further free-standing appliances to suit your requirements.



Dining Room

The generously proportioned Dining Room can accommodate eight people in comfort and benefits from double doors leading to the Living Room to create a more open plan layout if so desired.

WC

Direct from the hallway is the downstairs toilet, with a small corner sink unit and white WC.



First Floor

Primary Bedroom

The primary bedroom is a good sized double with a built in wardrobe and access to the en-suite

Ensuite

The en-suite has a good sized shower cubicle, with a white WC and basin

Bedroom Two

Another good sized double bedroom with a large window.

Bedroom Three

Currently used as home office space, this again makes a very good sized double bedroom and overlooks the rear garden.

Bedroom Four

A very good sized fourth bedroom, with a range of built in cupboards and dressing table with drawers.



Family Bathroom

The family bathroom has an ivory suite, with a bath and electric shower, basin and WC.

Outside

Front Garden

The front garden surrounds the front and side of the house and consists of a small lawn with flower bed.

Rear Garden

The fabulous rear garden has mature shrubs and plants in the borders and has a very good sized lawn, leading to a large feature oak tree at the very rear. There is side access into the garage but also a large, high quality shed building which the current owners are leaving.

Garage

The detached brick garage has an up and over door at the front and side door directly to the rear garden.

Council Tax band: E

Local authority: Coventry City Council

Services: Mains water, electricity, gas and drainage

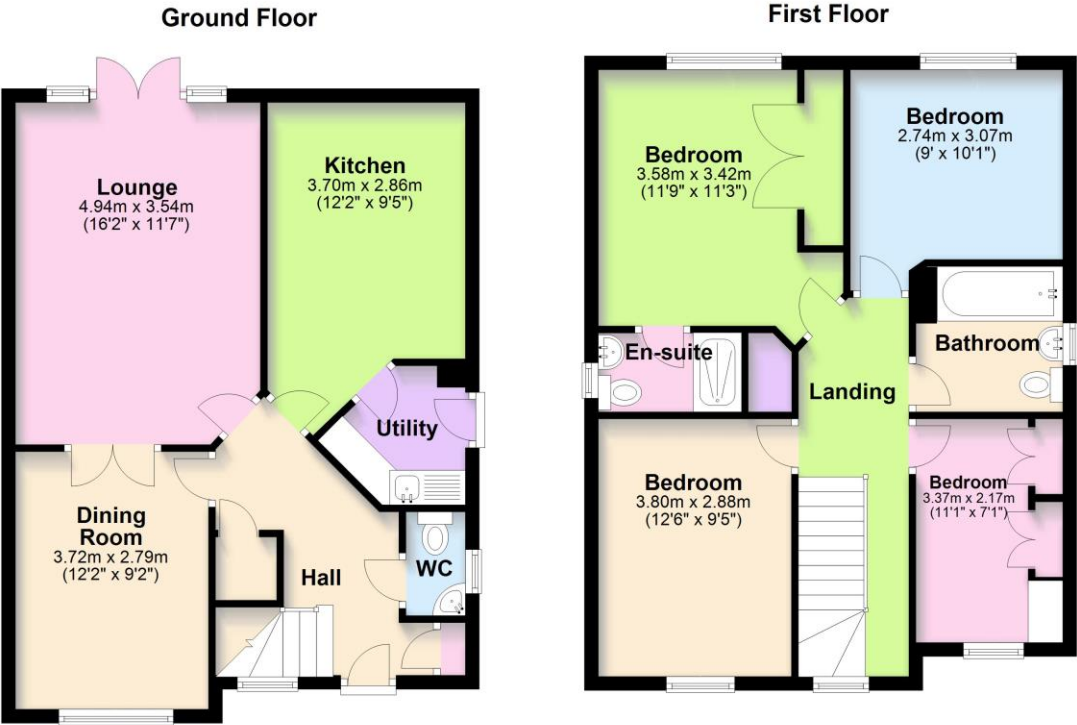
Tenure: Freehold

Fixtures and fittings: Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

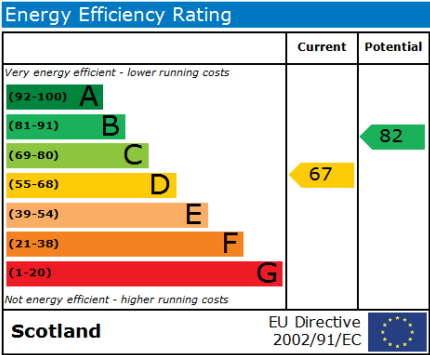
Viewings: By appointment with Coopers. Prior to making an appointment to view, Coopers strongly recommends that you discuss any particular points which are likely to affect your interest in the property with a member of Coopers' staff who have detailed knowledge of the property.



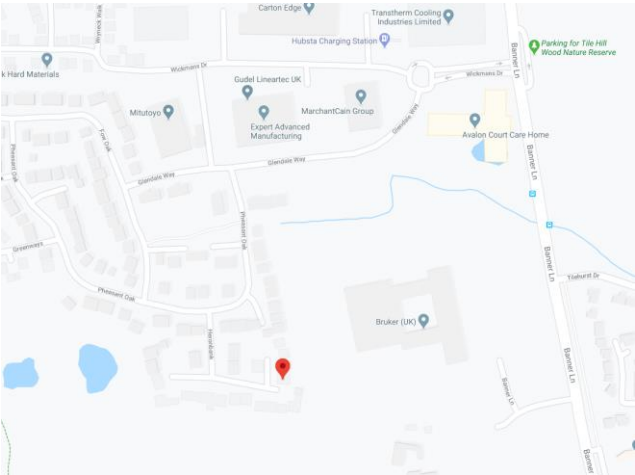
Floorplan & EPC



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.



Location



Heronbank is off Pheasant Oak, which is off Wickmans Drive from Banner Lane.

<u>Tile Hill Rail Station</u>	1.3 miles
<u>University of Warwick</u>	3 miles
<u>Coventry city centre</u>	5.1 miles
<u>(Direct trains from Coventry to London Euston from 61 minutes)</u>	
<u>Kenilworth</u>	5.5 miles
<u>Birmingham International Airport & NEC</u>	8.5 miles
<u>Leamington Spa</u>	10 miles
<u>Stratford-upon-Avon</u>	20 miles

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