



## Three Bed Bungalow

2 The Spinney  
Off Kenilworth Road  
Coventry  
CV4 7AG

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £825,000



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Forming part of a prestigious and highly sought after leafy residential district, this large detached bungalow provides a great opportunity to acquire a property requiring updating, extending or improving, subject to planning approval. The property is situated in a delightful location and we anticipate substantial interest and recommend an early viewing.

#### LARGE PORCH

with double glazed windows opens into the

#### LARGE L SHAPED RECEPTION HALL

with wood effect flooring, and numerous storage cupboards off.

#### LARGE AIRING CUPBOARD

with slatted wood shelving and insulated hot water cylinder. Further cupboard housing the warm air central heating system.

#### L SHAPED LOUNGE DINING ROOM

19'7" x 15'1" and 9'7" max x 11'9"

with gas, coal effect style fire setting with hearth and stone surround, double glazed window to the front of the property, coved ceiling, wiring for wall light, sliding double glazed patio doors to the rear garden and doors leading through to the

#### CONSERVATORY

9'6" x 11'3"

with tiled floor, double glazed windows and French doors to the patio. Return door to the breakfast kitchen.

#### BREAKFAST KITCHEN

15'8" x 10'8"

with work surfacing including a one and a quarter bowl sink unit with mixer tap and range of base units beneath leaving under counter space for a refrigerator and incorporating the electric oven and grill, four ring gas hob, cupboard above including cooker hood, tiled floor and double glazed window to the rear.

#### BEDROOM ONE

15'9" incl. wards x 11'10" excl door recess

Measurements include a deep door entrance recess, the bedroom features a full height double glazed picture window, built-in wardrobes and door to the

#### ENSUITE SHOWER ROOM

with fully tiled shower cubicle, panel bath, wash handbasin, low-level WC, full height tiling on all walls and obscured double glazed window.



#### **BEDROOM TWO**

15'5" inc. wards x 11'11"  
with double glazed window to the front, and the measurements include a three door fitted range of wardrobes.

#### **BEDROOM THREE**

11'1" x 10'9"  
with double window to the front.

#### **CLOAKROOM**

has a low-level WC, wash hand basin, large tiled shower cubicle and obscured double glazed window.

#### **OUTSIDE**

#### **TO THE FRONT OF THE PROPERTY**

there is a large driveway and front garden stocked with shrubs and plants and small lawned area.

#### **ATTACHED DOUBLE GARAGE**

15'8" x 16'11"  
with up and over door and personal door into the rear store.







#### REAR STORE

7'3" x 6'5" excl. door recess

#### OUTSIDE CLOAKROOM

with low-level WC.

#### REAR GARDEN with summer house & greenhouse

is mainly laid to lawn with large patio area. There is a timber summer house and greenhouse. Cold water tap.

#### GENERAL INFORMATION

We are informed that the property is freehold.

We understand all main services are connected.

Please note the property is in a conservation area.







**2 The Spinney, Off Kenilworth Road, Coventry, CV4 7AG**



## Ground Floor

Approx. 186.6 sq. metres (2008.7 sq. feet)



Total area: approx. 186.6 sq. metres (2008.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

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