



## 3 Bow Lane, Coventry, CV7 9LQ Offers Over £390,000

\*\*\*Welcome to the market this charming three-Bedroom semi-detached cottage located in the Idyllic Village of Withybrook\*\*\*

Situated on a generous corner plot within a peaceful and sought-after village, this beautifully presented cottage blends traditional character with modern comfort. Lovingly extended the property flows seamlessly and boasts an abundance of original features, creating a warm and welcoming home full of charm.

Pull up on the driveway and step through the entrance porch into the welcoming lounge. Separate dining room, ideal for entertaining or relaxing with family. The inner hall leads to a handy utility room with W.C for convenience, while the impressive breakfast kitchen at the rear is well-equipped, generously sized, and perfect for modern-day living and cooking enthusiasts. Upstairs, the home offers flexible living with two staircases providing access to the first floor. There are three well-proportioned bedrooms, including a master bedroom with en-suite shower room and a study landing – an ideal space for home working. The family bathroom completes the upstairs accommodation.

Outside, the stunning rear garden is not overlooked, offering a private and tranquil space to unwind. Whether you're a growing family or an individual seeking a character-filled countryside retreat, this home delivers space, comfort, and timeless appeal.

## Approach/ Driveway



## Ground Floor

### Lounge

15'1 x 14'6 (4.60m x 4.42m)



### Dining Room

20'10 x 11'1 (6.35m x 3.38m)



## Inner Hall



## Utility W.C



## Kitchen/Breakfast Room

15'1 x 14'7 (4.60m x 4.45m)



## First Floor

### Bedroom One

14'7 x 14'0 (4.45m x 4.27m)



## En-Suite Shower Room

## Study/ Landing



## Landing



## Bedroom Three 11'1 x 8'10 (3.38m x 2.69m)



## Bedroom Two 15'1 x 14'6 (4.60m x 4.42m)



## Bathroom



## Rear Garden



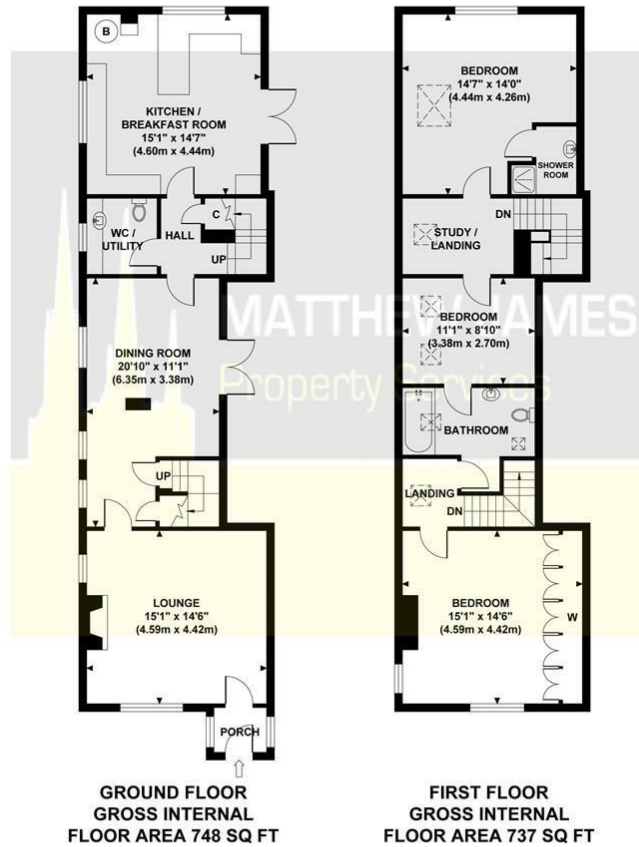
## Aerial Views



# Floor Plan

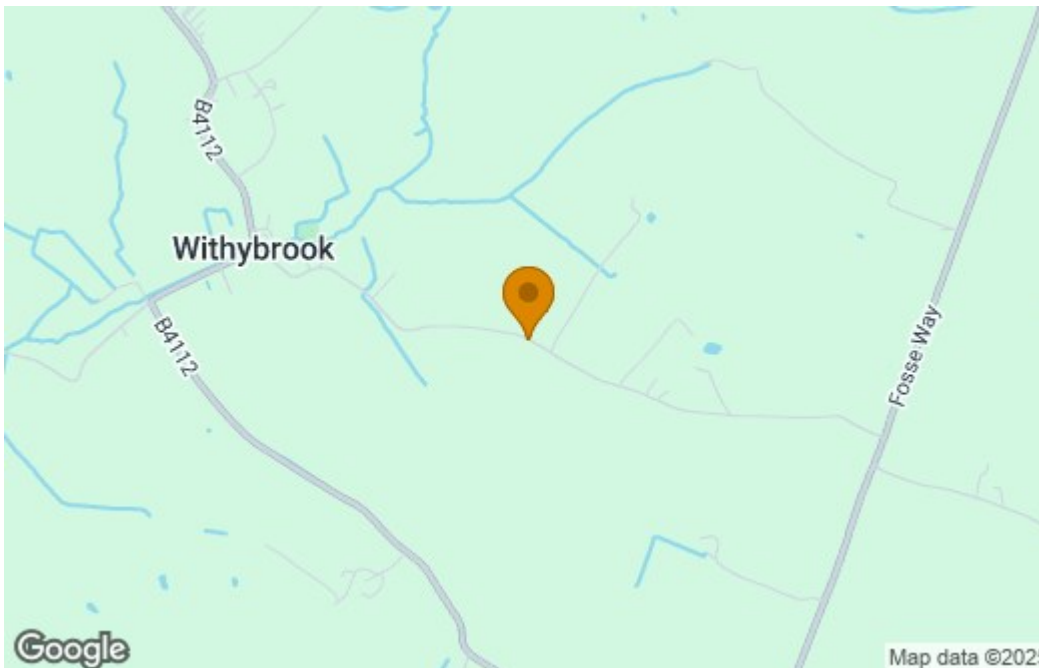
## BOW COTTAGE

Approximate Gross Internal Area  
1485 sq ft / 137.96 sq m

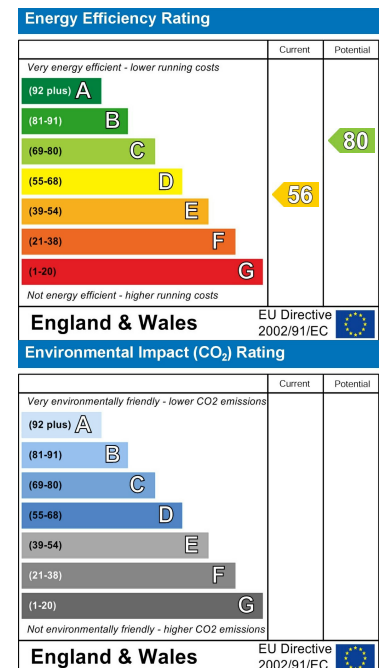


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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