



## 45 Hayes Lane, Exhall CV7 9BN Offers Over £275,000

Charming 3-Bed Semi with 200ft Garden & Luxury Extras – Hayes Lane, Exhall

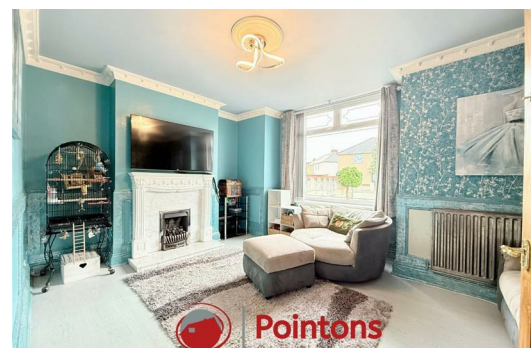
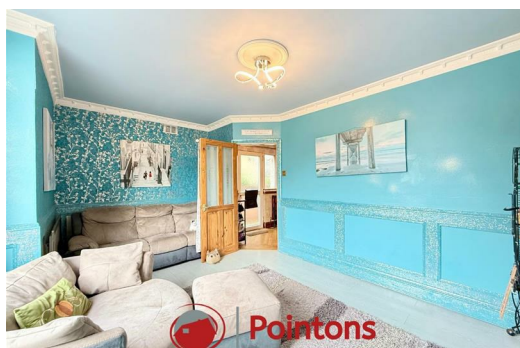
Situated in the sought-after Hayes Lane area of Exhall, Coventry, this beautifully presented semi-detached home blends early 20th century charm with modern living. Built between 1910–1919 and offering 1,173sqft of space, it's perfect for families.

Inside, a separate lounge provides a cosy retreat, while the spacious dining room opens directly into the kitchen, creating a fantastic flow for everyday life and entertaining. The kitchen features underfloor heating, a moveable island, and integrated appliances.

Upstairs are three well-proportioned bedrooms, and outside is a highlight, a stunning 200ft garden with two fully powered summer houses complete with electrics and internet connections, ideal for a home office, gym, or creative studio.

Additional features include parking for up to four cars, CCTV security, hot tap for a hot tub, and a fully boarded, carpeted, and plastered loft with pull-down ladder access, housing the boiler and offering excellent storage.

A rare opportunity to own a spacious, character-filled home with exceptional outdoor space in a well connected community. Viewing essential.





#### Entrance Hall

6'6" x 5'4" (1.99m x 1.63m)

Enter via PVC glass panel door, space for shoe racks, wall mounted coat hook, doors to

#### Lounge

16'0" x 12'2" (4.88m x 3.72m)

Two radiator to front, box window to front, architrave coving to ceiling, ethernet and TV port, feature fireplace, gas fire, chimney breast

#### Dining Room

11'7" x 16'0" (3.54m x 4.88m)

Window and radiator to side, plan to kitchen, coving to ceiling, Internet port, door to

#### WC

3'0" x 4'9" (0.92m x 1.45m)

Fitted with a two piece suite comprising of a floating hand wash basin and Miami style WC, tiling to all walls

#### Kitchen

10'5" x 16'0" (3.18m x 4.88m)

Fitted with matching base and eyelevel units with worktop space over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated electric oven, integrated five ring gas hob with extractor fan above, half tiling to all walls for splashback, movable is with underneath storage, integrated appliances to include dishwasher, washing machine, tumble dryer, fridge, and freezer, patio doors leading to garden

#### Landing

5'4" x 9'1" (1.63m x 2.76m)

Central heating thermostat, loft hatch with pulldown ladder, doors to

#### Master Bedroom

10'5" x 16'0" (3.17m x 4.88m)

Radiator and two windows to front, integrated wardrobes and drawer units, coving to ceiling, LED light, feature cast iron fire, door to

#### Jack & Jill Family Bathroom

10'0" x 3'8" (3.05m x 1.12m)

Fitted with a three piece suite comprising of a deep panelled bath with mixer tap and showerhead, shower and shower over bath, close coupled WC, pedestal hand wash basin, tiling to all walls, towel heater side, window to side, door landing

#### Bedroom 2

9'2" x 8'10" (2.79m x 2.70m)

Radiator side window to rear, single pendant light

#### Bedroom 3

9'2" x 6'8" (2.79m x 2.02m)

Radiator and window to rear, single pendant lights

#### Summer house / Office

9'10" x 16'5" (3.00m x 5.00m)

Wooden summerhouse with insulation and double glazing, armour lit cable with ethernet port

#### Utility Room/ Storage

20'5" x 7'9" (6.23m x 2.37m)

Base level units for storage with worktop above, Belfast sink, plumbing for washing machine and tumble dryer, additional WC toilet and hand wash basin, additional storage, windows to the side, double door to garden

#### Good to Know

Tenure: Freehold

Floor area: 1173.28 sqft

Energy efficiency rating: D

Council tax band: C

Year built: 1900-1920

Vendor Position, FOUND

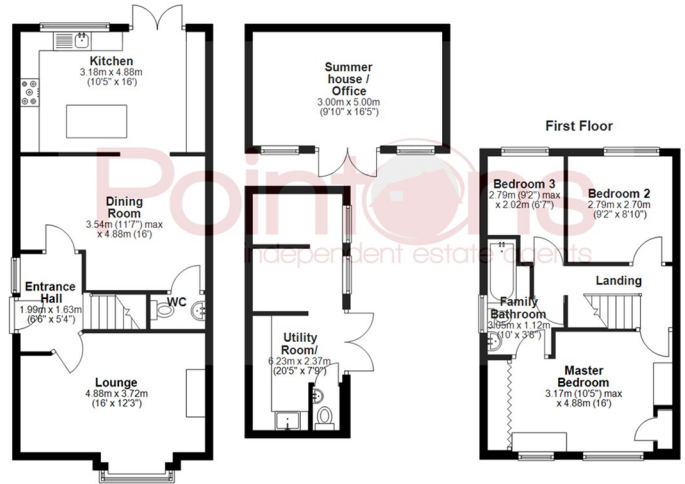
Loft: Insulated & Boarded

Heating: Gas central heated

#### Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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