



**Rectory Road, Coventry, CV7 8FR**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* ELEVATED POSITION, VILLAGE SPOT AND NO CHAIN \*\*\* Here is a modern detached bungalow situated in the delightful village of Old Arley, close to open countryside with great road links and worthy of an early viewing.

The bungalow occupies an elevated position, good sized plot with driveway to the front, well kept rear garden and benefits from gas fired central heating, upvc double glazing, upvc fascias, soffits, oak flooring and is presented in good order throughout.

Briefly comprising: hallway, lounge with bow window and feature log burner, well equipped breakfast kitchen, conservatory with views over the rear garden, two double bedrooms and wet room. Driveway and gardens. EPC RATING C.







## Key Features

- Modern detached bungalow
- Elevated position and good sized rear garden
- Improved and well presented
- Lounge with log burner
- Dining kitchen, conservatory and side lobby
- Two double bedrooms & wet room
- Driveway and lovely rear garden
- EPC RATING C

**£277,500**



#### DRAFT PARTICULARS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

#### HALLWAY

15'10 x 5'9

With obscured leaded sealed unit double glazed composite front entrance door, central heating radiator. oak wooden flooring, loft hatch, glazed doors to the lounge and breakfast kitchen, further doors through to both bedrooms and shower room.

#### LOUNGE

14'1 x 13'0

With central heating radiator, UPVC double glazed bow window to the front, feature fireplace with brick surround, wooden mantelpiece, raised tiled hearth and incorporating a multifuel burner. Oak wooden flooring and coved ceiling.

#### BREAKFAST KITCHEN

9'0 x 14'0

Being partly to the walls and fitted with a comprehensive range of units to two sides comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, space for a slot in cooker, extractor hood, space for tall fridge / freezer, plumbing and space for an automatic washing machine, corner display shelving and fitted wall cupboards. Double central heating radiator, UPVC double glazed window to the rear, single glazed window at the side into the side lobby, obscured UPVC double glazed side exit door, tiled floor, inset ceiling spotlights and wall mounted Ideal boiler that runs the central heating and hot water systems.

#### SIDE LOBBY

4'2 max x 12'10

With obscured UPVC double glazed doors to the front and rear, polycarbonate roofing, tiled floor and providing excellent potential as a utility / additional storage.

#### BEDROOM ONE

10'7 x 10'10

With central heating radiator, UPVC double glazed bow window to the front, wooden flooring and coved ceiling.

#### BEDROOM TWO

8'10 x 11'0

With central heating radiator, Oak wooden flooring, coved ceiling, UPVC double glazed double opening patio doors with matching side screens through to the conservatory.

#### CONSERVATORY

9'3 x 12'9

With brick built base, UPVC double glazed windows, double opening doors out to the paved patio and rear garden beyond. Air conditioning / heater unit, polycarbonate roof, two wall light points and tiled floor.

#### WET ROOM

5'8 x 5'9

With PVC marble effect cladding to the walls and equipped with a white suite comprising: wash hand basin, low flush WC and corner shower area with low level folding shower screen and Triton shower fitment. ?Chrome heated towel rail, obscured UPVC double glazed window to the rear, inset ceiling spotlights and extractor fan.

#### OUTSIDE

The property sits in an elevated position on Rectory?Road and has a loose slate fore garden with central flower bed, further flower beds and there is a block paved driveway providing motor vehicle parking for one car. Path leading to the front door and to the side lobby, motion activated security light and courtesy light over the front door. The rear garden is a particularly attractive feature of the property and has a paved patio, shaped lawn with well-stocked borders, inset set pond, brick built store, timber shed, greenhouse, fenced boundaries, cold water top and motion activated security light.

#### GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: North Warwickshire Borough Council

COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.





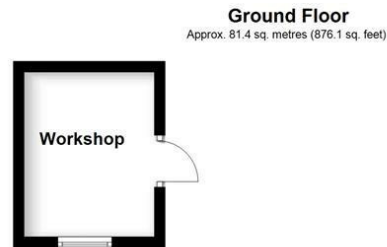








# Floorplan



Total area: approx. 81.4 sq. metres (876.1 sq. feet)  
All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority  
NORTH WARWICKSHIRE COUNCIL

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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