 **5**  
Bedrooms

 **1**  
Bathroom



Suttons Estate Agents is delighted to present this outstanding extended five-bedroom semi-detached family home in the sought-after residential area of Westwood Heath, Coventry. This property represents a rare opportunity to secure a spacious, versatile home with excellent transport links, making it ideal for families seeking both convenience and comfort.

### **Location, Location, Location**

Nestled in the desirable area of Westwood Heath, this home is perfectly positioned to offer the best of suburban living while still being incredibly well-connected. Just a short 5-minute walk from Tile Hill Train Station, you'll have direct access to major transport hubs, including Birmingham New Street, Birmingham Airport (BHX), Coventry, and London Euston. Whether you commute for work or enjoy weekend getaways, the ease of travel from this location cannot be overstated.

For those who prefer public transportation, the area is well-served by bus routes that connect you to Coventry City Centre and Warwick University, with travel times ranging from just 8 to 15 minutes. The proximity to Warwick University also makes this property a strong contender for families working in academia.

The surrounding area is brimming with local amenities, including a variety of shops, schools, a pharmacy, and the Merica Business Park. With the A45 nearby, you have convenient access to major road networks, making it easy to explore further afield or commute to surrounding areas. For shopping enthusiasts, the nearby Costco provides bulk shopping opportunities, while local stores cater to day-to-day needs.

### **The Property**

This home's welcoming entrance hallway sets the tone for what lies beyond. The hallway features a handy understairs storage cupboard, perfect for keeping everyday items out of sight, yet within easy reach.

To the front of the property, you'll find a spacious lounge, ideal for family gatherings or quiet evenings in. The real heart of this home, however, is the expansive rear reception room/diner. Flooded with natural light from the French doors that open onto the rear garden, this space is perfect for entertaining, family meals, or simply relaxing while enjoying views of the garden.

The fitted kitchen is well-appointed with an oven, gas hob, and integrated dishwasher, offering both functionality and style. There's ample space for further appliances, ensuring that this kitchen can meet the demands of a busy family. Whether you're a seasoned cook or just love hosting, this kitchen offers the perfect balance of space and practicality.

Moving upstairs, the property boasts five generously-sized bedrooms, each with built-in storage, ensuring that clutter is kept to a minimum. The master bedroom offers a tranquil retreat, while the additional bedrooms provide flexibility for growing families, guest accommodation, or even a home office. The landing area also benefits from additional storage space and provides access to the loft, which offers further potential for conversion, subject to the necessary permissions.

The family bathroom is fully tiled and features a shower over the bath, providing a practical and stylish solution for busy mornings or relaxing evening soaks.

## **Outdoor Space**

Outside, the property continues to impress. The front of the home features a paved driveway providing off-road parking for multiple vehicles, making it ideal for a household with more than one car. The brick-built single garage offers additional storage or parking space, while the presence of an outside toilet and storage cupboards adds further convenience.

The rear garden is secluded. Mainly laid to lawn, it offers plenty of space for children to play or for outdoor entertaining during the warmer months. The east-facing aspect ensures that the garden benefits from plenty of morning sunlight, making it an inviting space to enjoy breakfast or a morning coffee. The patio area provides the perfect spot for al fresco dining, barbecues, or simply relaxing with a good book.

## **Additional Features**

This home is packed with features that add both comfort and peace of mind. The property benefits from double glazing throughout, ensuring energy efficiency and reducing noise. Gas central heating keeps the home warm and cozy during the colder months, while the modern fuse box ensures that the electrical systems are up to current standards and beautiful parquet flooring to areas of the ground floor.

One of the most appealing aspects of this property is the fact that it is being offered with no onward chain. This means that there will be no delays in the purchasing process, allowing the new owners to move in as quickly as they wish.

## **Potential for Further Development**

While this home is move-in ready, it also offers exciting potential for those looking to add their own touch. The spacious layout provides numerous possibilities for reconfiguration, whether you're looking to create an open-plan living area, add an en-suite bathroom, or convert the loft into additional living space.

## **Ideal for Families**

This property is truly ideal for families. The combination of spacious interiors, ample storage, and outdoor space makes it perfect for those with children or those who enjoy hosting guests. The proximity to reputable local schools, excellent transport links, and a wealth of nearby amenities ensures that this home will meet the needs of any growing family.

## **Conclusion**

In summary, this extended five-bedroom semi-detached family home in Westwood Heath is a rare find. It offers a perfect blend of space, comfort, and convenience, all within a highly desirable location. With excellent transport links, ample parking, and potential for further development, this property is sure to attract significant interest. Whether you're a growing family, a commuter, or someone looking for a home with potential, this property ticks all the boxes. Don't miss out on the

opportunity to make this house your home—contact Suttons Estate Agents today to arrange a viewing.

**Good to know:**

EPC Rating D

Council Tax Band D - £2296 pa

Internal area - 130 Square Meters / 1400 Square foot

Sold vacant with no onwards chain.

If rented we expect £1,350

Bed 1 front - 10.97 x 13.97

Bed 3 box front - 9.82 x 7.68

Bed 2 rear - 10.41 x 11.03

Bed 4 front - 8.02 x 15.20

Bed 5 rear - 11.91 x 8.02

Bathroom - 7.63 x 6.39

Landing - access to loft.

Hallway, understairs storage - fuse box dated 2021.

Lounge - 12.69 x 13.60


Rear reception - 22.78 x 10.20

Kitchen - 10.37 x 8.42.

Garage - 15.72 x 8.26.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Dalmeny Road, Tile Hill, Coventry, CV4 8AX

