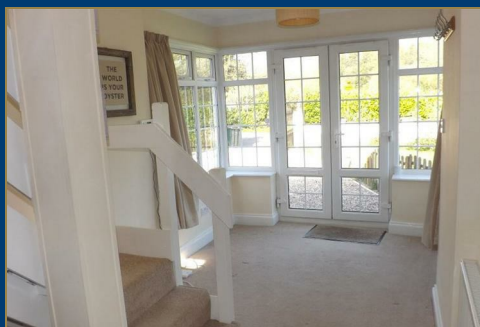




**ASSURED
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**'Ikaya' Watery Lane, Keresley,
Coventry, CV7 8JA**

Guide Price £400,000

INCREDIBLE SCOPE & POTENTIAL. Here is a fantastic opportunity to acquire a dormer style 3 bedroom DETACHED BUNGALOW residence, enjoying a large garden plot with southerly rear aspect, standing in a semi rural location 4 miles to the north of Coventry and four miles to the south west of Bedworth. The property enjoys a wide frontage (82') with an depth of some 142'. It is possible in our opinion to develop the side garden for use as a BUILDING PLOT where, subject to the appropriate planning permission being obtained by the purchaser, a detached dwelling could be constructed.



INTRODUCTION continued

Currently the property, which has LPG gas central heating and double glazing, comprises: large hall, attractive lounge, spacious breakfast kitchen, generous sized conservatory, three bedrooms (one on the first floor with en suite shower room) and a bathroom with separate shower. Also on the first floor is a useful attic room/study with feature part slanted ceiling and double glazed casement doors leading out to the rooftop balcony. The lawned gardens are well established and approached by double vehicular entrance gates; at the side of the property is a carport with garage beyond.

Local schools serve the area and shops are available in Holbrooks or Keresley Village. The Hare & Hounds Pub is situated on the corner of Watery Lane and Bennetts Road. Out of town shopping can be found at Arena Park which is also the home of Coventry City Football Club, Wasps Rugby Club and a railway station linking with Coventry central & Bedworth/Nuneaton. Junction 3 of the M6 motorway is 3 miles distant, Birmingham is 22 miles away whilst Birmingham Airport is 12 miles from the property. FOR SAT NAV USERS THE POSTCODE IS CV7 8JA.

ON THE GROUND FLOOR

HALLWAY

8'0" x 18'4" (2.45 x 5.61)

A spacious reception area accessed by double glazed front entrance doors with matching windows and staircase to first floor. Single & double panel radiators.

LOUNGE

14'0" x 14'1" (4.27 x 4.29)



With double glazed windows to two elevations (one being a bow window) and a fireplace with coal effect gas fire inset. 2 single panel radiators.

KITCHEN

13'4" x 13'10" (4.07 x 4.24)



Maple effect units, contrasting dark worktops & matching dark splash back tiles. Leisure gas range cooker with canopy hood over. Recessed down lighters. Double glazed door to side elevation and double glazed window overlooking rear garden. American style Whirlpool fridge and peninsular breakfast bar with cupboards above and below.

LARGE CONSERVATORY

14'3" x 15'10" (13'6" min) (4.35 x 4.85 (4.14 min))

Wood flooring, double doors from bedroom 1 and archway to the kitchen. Double glazed windows and doors. This room offers the delightful garden views to three sides of the property. 3 double panel radiators.

BEDROOM ONE (SIDE)

11'5" x 12'4" (3.48 x 3.78)



With double doors to conservatory at the rear and a double glazed window to the side elevation. Double panel radiator.

BEDROOM TWO (FRONT)

11'11" x 9'4" (3.65 x 2.87)



With double glazed windows to two elevations (one of which is a bow window) and a single panel radiator.

BATHROOM

5'4" x 9'3" (1.65 x 2.84)



With a white suite including a bath, corner shower cubicle with thermostatic shower, wall mounted concealed fixing basin and a close coupled W.C. Heated towel rail, down lighters to the ceiling and extractor fan.

ON THE FIRST FLOOR

BEDROOM THREE

10'5" x 9'10" plus cupboards (3.20 x 3.01 plus cupboards)



A light and airy feeling room with a large double glazed dormer window, roofline ceiling and fitted storage. 2 single panel radiators.

EN-SUITE



With a quadrant shaped shower cubicle with electric shower, pedestal basin and close coupled W.C. Tiled walls. There are recessed down lighters, single panel radiator and double glazed window.

ATTIC ROOM / STUDY

10'9" x 9'5" (3.30 x 2.89)

With sloping ceiling, storage cupboard off and open to LANDING area which has double glazed doors leading out to a decked first floor balcony.

FIRST FLOOR BALCONY



With countryside views.

OUTSIDE

GARDENS



With vehicular entrance gates, gravel for a good number of cars and gardens to three sides of the property.

SIDE GARDEN



This area is a great extension to the main garden or a possible building plot (subject to the buyer obtaining planning permission/building regulations)

REAR GARDEN



Enjoying a southerly aspect

CARPORT

At the side of the property.

GARAGE

The garage is in need of some TLC.

GENERAL INFORMATION

Please note that some of the photos are from our computer records.

TENURE

The property is freehold we understand.

SERVICES

Mains electricity, drainage and water are connected. LPG (Liquid petroleum gas) is used for gas central heating.

FIXTURES & FITTINGS

As per our details.

COUNCIL TAX

Band E

DIRECTIONS

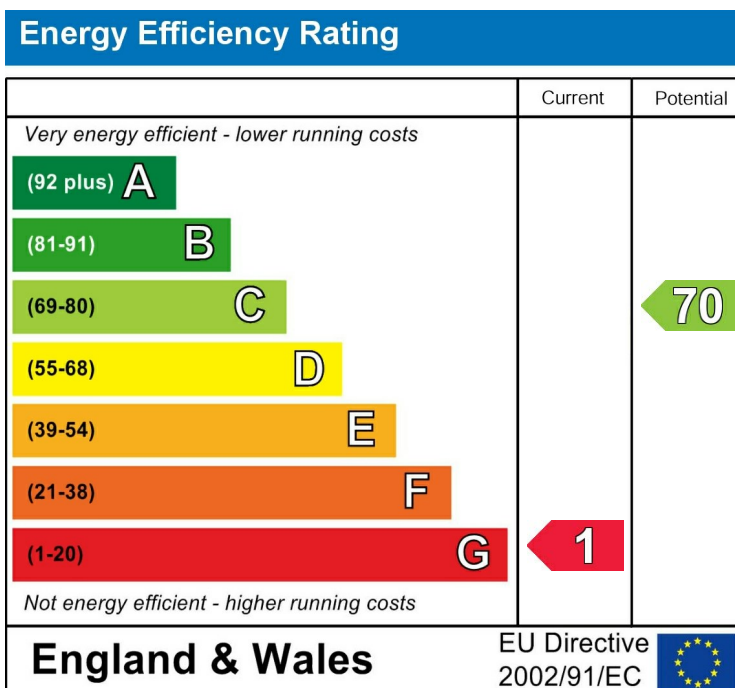
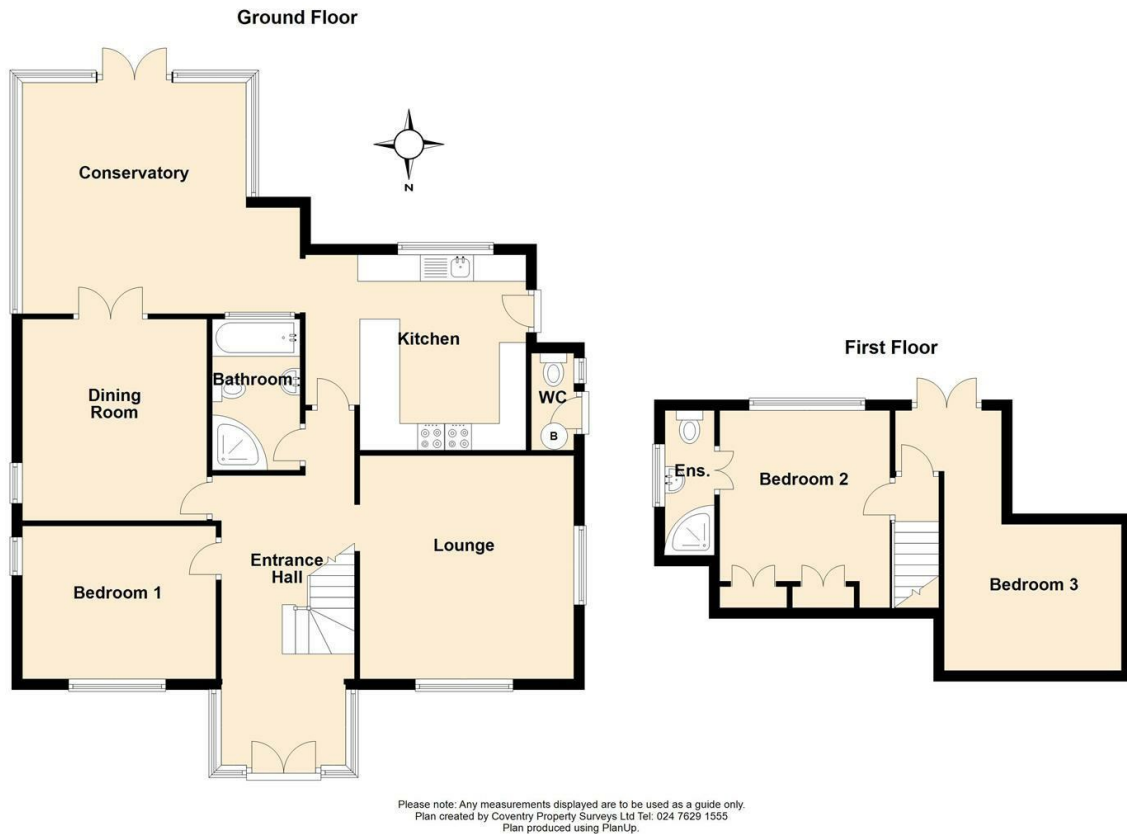
The property is situated to the north of the City of Coventry. Watery Lane runs from Bennetts Road to Penny Park Lane; the subject property is a short distance from the Bennetts Road junction.

PHOTOGRAPHS

Some of the photos are from our computer records.

REF: JSM





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 or agreement. Prospective tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.