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Butterworth Drive  
Coventry, CV4 8JL

**£640,000**

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# Butterworth Drive

Coventry, CV4 8JL

This spacious, desirable residence is located in Butterworth Drive, just off Westwood Heath Road and a short distance from Warwick University. Designed by an award winning architect this detached property sits on a generous plot and offers versatile accommodation throughout.

Internally and to the ground floor the accommodation comprises an entrance hallway, 17ft lounge with doors leading through to a Victorian style conservatory, separate dining room with a sliding patio door leading out onto the rear garden, refitted kitchen/breakfast with integrated appliances, utility room, study, double bedroom and a shower room.

Externally, the block paved private driveway is large enough for several vehicles and the double garage offers ideal dimensions for multi car storage or even change of use. Outside to the rear, the partly walled garden is private and faces south giving a sunny aspect (Excellent site for a solar panel installation). Also with patio, lawn and various mature shrubs and hedges as well as rear access to the double garage.

Further benefits include gas central heating and double glazing throughout, excellent Full Fibre Broadband connections are available and the unique ground floor layout is suitable for establishing a self contained area for an elderly relative, child etc

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- A Substantial Family Residence
- Four/Five Bedrooms
- 17ft Lounge & Separate Dining Room
- Victorian Style Conservatory
- Kitchen/Breakfast & Utility Room
- En-Suite Plus Two Family Bathrooms
- Double Garage & Driveway
- Corner Plot Position
- No Onward Chain
- Council Tax Band G



**Location**

Westwood Heath is one of Coventry's most prestigious and sought after locations ideally located for commuters with Tile Hill Railway Station, located close by. From here, trains run to Birmingham International (for Airport), New Street (for the City) and Coventry. Connecting trains continue on to London Euston. Warwick University and Westwood Heath Business Park are within walking distance.

Good shopping facilities can be found both in Coventry and neighbouring Kenilworth. Cannon Park Shopping Centre is a short drive away. There are lots of local footpaths to be enjoyed, and nearby Crackley Woods is a treasure trove for cyclists, walkers and runners alike.

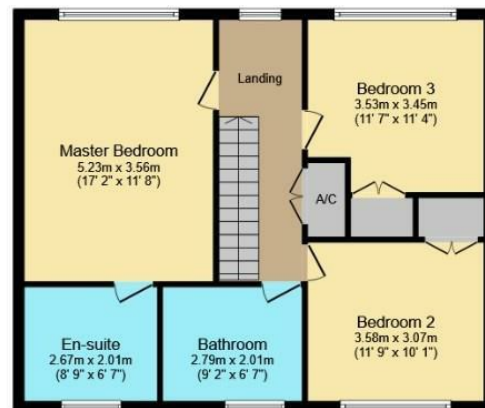


# Floor Plan

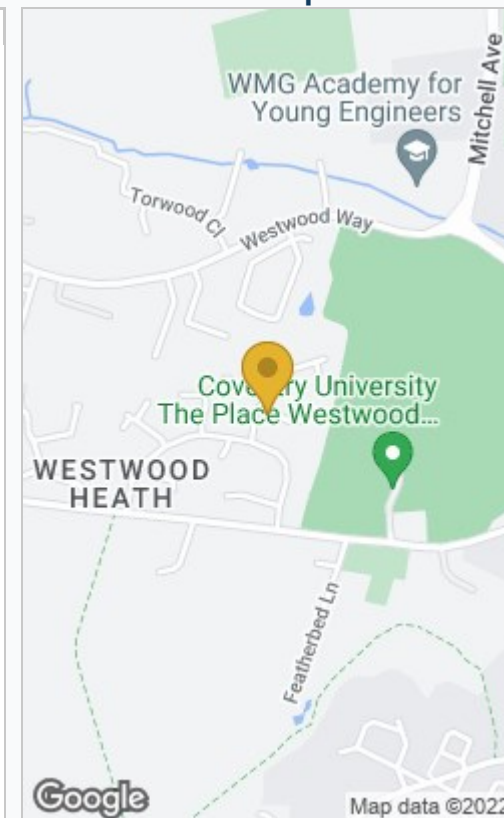
# Area Map



**Ground Floor**



**First Floor**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 206.0 sq.m. (2,217 sq.ft.) approx

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