



Silver Birches, Pickford Grange Lane, Coventry CV5 9AR

£850,000

www.simonburthomes.co.uk

Key Features

Reception Hall / Guest Cloakroom
Through Lounge with Log Burner
Dining Room / Study
Magnificent Fully Integrated
Living Kitchen / Fitted Utility
Five Bedrooms
Two En-Suites / Family Bathroom
LPG Gas Central Heating
Underfloor Heating to the Whole of the
Ground Floor
Double Glazing / Private Drainage
Detached Double Garage with Workshop
and Remote Controlled Roller Shutter Doors
Gated Driveway Parking for Multiple
Vehicles
Substantial Rear Garden

Silver Birches is a bespoke, newly built, five
bedroomed, luxury detached family
residence set on a plot of approximately
0.75 acres and enjoying a pleasant semi-
rural situation.

Vendor's Comments

Acquiring this plot gave us the opportunity
to realise an ambition of developing and
building a bespoke detached family
residence.

We commissioned a highly regarded local
developer to undertake the project and are
absolutely delighted with the outcome.

We are hoping that the ultimate buyer will
feel as happy with their new home as we
have been in creating it.

Tenure

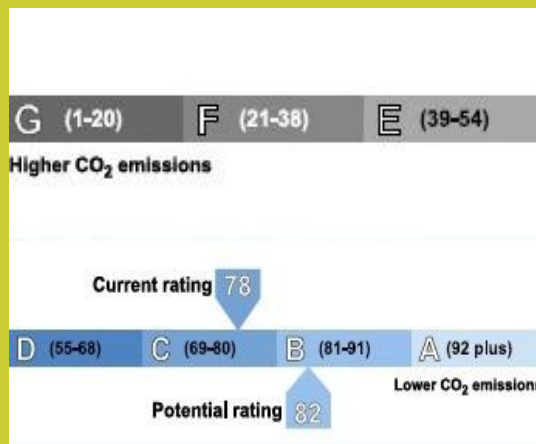
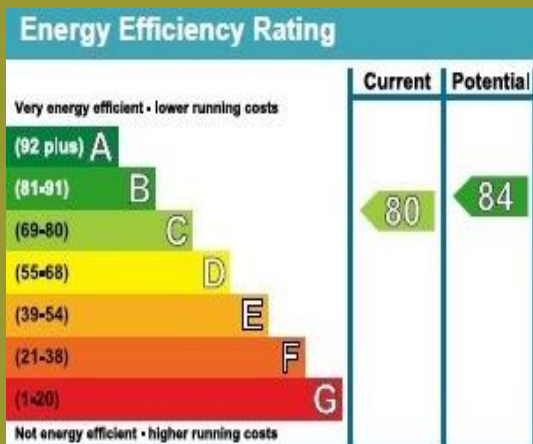
We have been advised that the property is
FREEHOLD. However, you should check this
with your legal advisor before exchanging
contracts.

Local Authority

Coventry City Council

Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



These particulars do not constitute part or all of an offer or contract.
The measurements indicated are supplied for guidance only and as such must be considered incorrect.
Potential buyers are advised to recheck the measurements before committing to any expense.
Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.
Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



