

575

WESTWOOD HEATH ROAD

COVENTRY



575 Westwood Heath Road, Coventry, CV4 8AA
£1,150,000

sb
simon burt
PRIVILEGE

www.simonburthomes.co.uk



KEY FEATURES

- Entrance porch
- Central reception hall
- Re-fitted guest cloakroom
- Lounge
- Dining room
- Family room
- Study with separate visitors' entrance
- Sitting room
- Twin conservatories serving the lounge and kitchen
- Fully re-fitted breakfast kitchen
- Utility room
- First & second floor landings
- 6 double Bedrooms
- 2 dressing room
- Re-fitted en-suite bathroom
- Re-fitted en-suite shower room
- 2 re-fitted family bathrooms (one to each floor)
- Walk-in airing cupboard
- Gas fired central heating
- Double glazing
- Secluded landscaped rear garden, designed for entertaining and visual enjoyment with a 'non-slip' decked terrace and an electric sun blind over the area betwixt the conservatories
- Side patio
- Secure remote controlled gated driveway parking for multiple vehicles
- Double garage with remote controlled roll up security doors
- Digital CCTV security system
- 3 storey
- Freehold
- In excess of 4,500 square feet

OVERVIEW

575 Westwood Heath Road is a handsome, most substantial, 6 double bedroom residence, offering in excess of 4,500 square feet of luxuriously appointed and most tastefully presented accommodation over 3 storeys. Originally commissioned by the existing owners in 2003, this impressive and most spacious property has been continuously improved and maintained to the very highest standard and would ideally suit an extended, or multi-generational family. Being set on an exceptionally discreet plot, this imposing family home further benefits from wonderful views to the rear over rural Warwickshire countryside, whilst still being most conveniently situated to all local amenities and travel links - surely the very best of both worlds!

Westwood Heath is a southwestern semi-rural suburb of the City of Coventry in the ceremonial county of West Midlands. It is bordered by the suburbs of Canley, Cannon Park and Gibbet Hill and by the University of Warwick campus to the east, the suburb of Tile Hill Village and the village of Burton Green to the west, and rural Warwickshire to the south. Westwood Heath is considered to be one of the most prosperous districts of Coventry and is situated about 6 miles west of the city centre, and 9 miles east of central Solihull and enjoys excellent travel links, being within moments of the national motorway network, Birmingham International Railway Station and Birmingham airport, which makes it such an obvious place to live for those busy professionals working in the cut and thrust of the capital, but wanting a peaceful home life in a most convenient semi-rural setting.

“ OVER 4,500
SQUARE FEET



“
UNIQUE AND
ELEGANT

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

VENDOR COMMENTS

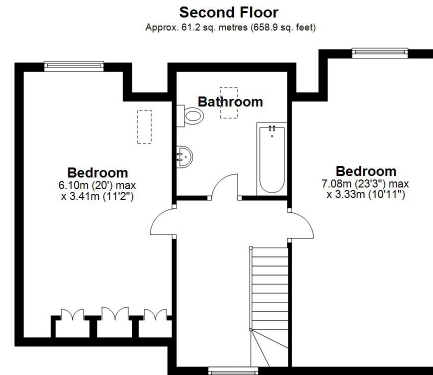
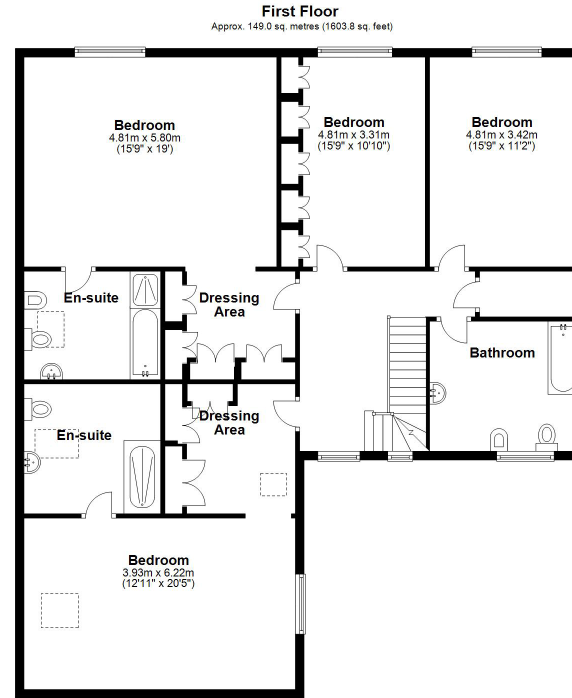
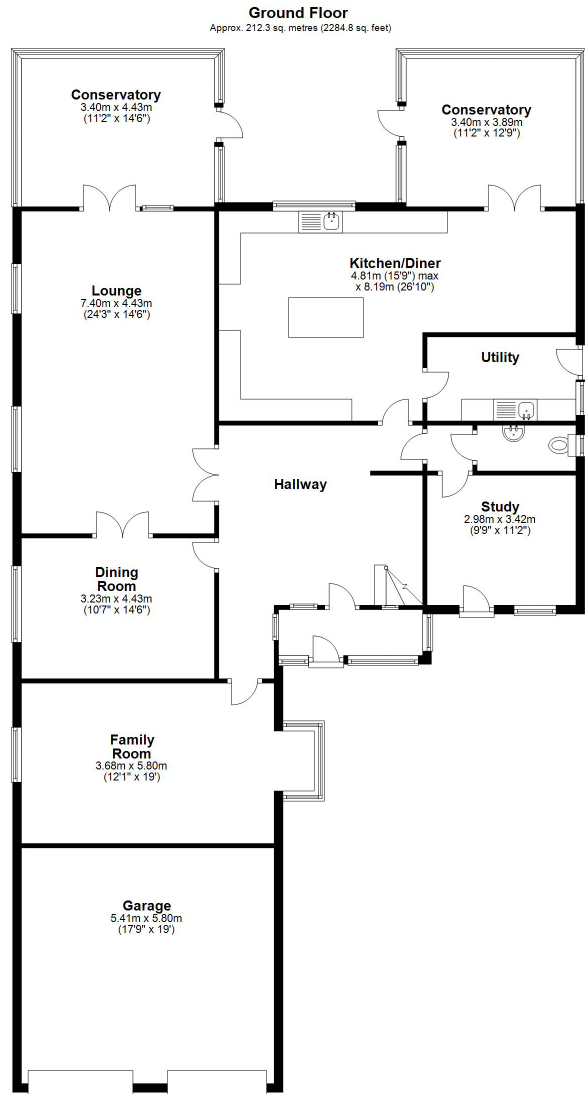
Built for us in 2003, this property has been a much loved Home for our family. Continuous improvement and updating has kept the large house modern and current, ideal for working from home as well as extended family living. Now our family has grown up, the house is ready to lovingly embrace a new clan.

We cherish the privacy and tranquillity of our large South facing garden, backing on to Green Belt open fields. It has been beautifully landscaped to extend family living into sunny terraces and mature, easy to manage spaces.

While Full Fibre broadband connections allow multiple users to work or play at home, the location is ideal for fast communication links to Birmingham and London. We have used these over the years for business and pleasure, often enjoying a one hour journey time to Central London or easy connection to Birmingham International and Heathrow. The area has excellent schools, shops and supermarkets as well as an active local community.



FLOOR PLAN



Total area: approx. 422.5 sq. metres (4547.6 sq. feet)

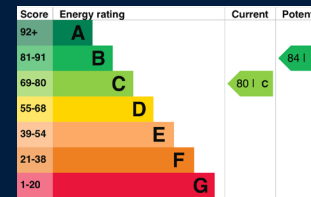
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STYLISH
AND LUXURY
LIVING WITH A
FAMILY FEEL





VIEWING ARRANGEMENTS

Simon Burt Privilege
0121 705 4040



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.