

45 Burbages Lane

LONGFORD, COVENTRY, CV6 6AX













Style! Space! Luxury! If you're dreaming of living in a modern four bedroom detached bungalow with a very generous rear garden and an impressive driveway then look no further than this stunning home!

Property at a glance

Freehold Detached Bungalow

Four Generous Double Bedrooms

Parking For At Least Ten Cars

Open Plan Kitchen Diner

Expansive Landscaped Rear Garden

Ideal For Entertaining Family And Friends

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Big Brand Shopping Within Walking Distance

EPC Rating - D



















It's a pleasure to introduce you to this stunning fourbedroom detached bungalow! This beautiful home has been largely extended and completely modernised throughout while still offering the lateral living that makes bungalows so popular. This spacious, modern detached bungalow offers four bedrooms, two bathrooms, and offstreet parking for at least ten cars with a conveniently positioned EV charger.

This stunning four-bedroom detached bungalow offers a lovingly manicured, mature West facing rear garden. The generous rear garden offers a very spacious veranda which is the perfect space for summertime barbeques and alfresco dining with family and friends, and with the garden's West facing aspect, is a wonderful place to enjoy sunsets in the evening. What's more the private rear garden offers a greenhouse with water connection, a garden shed, a brick built store, CCTV, exterior lighting and a clothes line. A large portion of the rear garden is laid to lawn and is a perfect space for outdoor entertaining and for children to play. To the rear of the garden there is a vegetable patch and an orchard which is filled with fruit trees including plum, pear, cherry and apple trees.

This stunning home is well located in the highly desirable area of Longford, residents are drawn to this highly sought after area thanks to its proximity to Arena Shopping Park, Longford's excellent network of local schools and for its wide range of commuter links with easy access to Coventry Arena Rail Station and the M6.

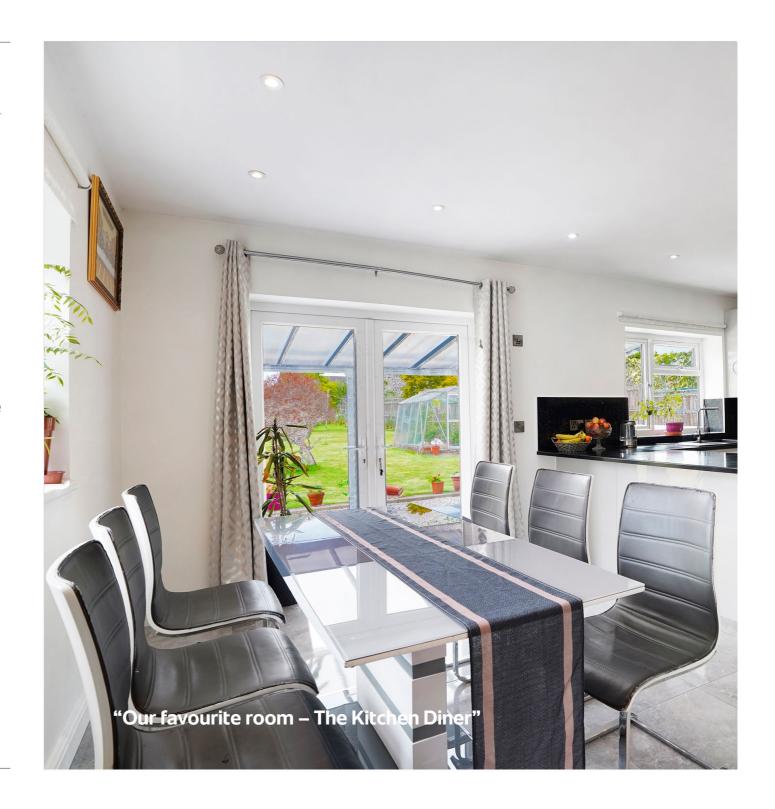
"There are few properties that come to the market in such a fantastic location it is very rare to have so many amenities on your doorstep, that's not to mention the stunning interior!"

The Seller's View

"When we were searching, we fell in love with our home because of the amount of space it offered compared to other properties. The big front garden allowed us to create our spacious driveway and the huge rear garden has been a perfect playground for our children."

"We love to entertain and when we have family members and friends here we love to sit and chat in our dining area, the views of our rear garden and the amount of natural light we receive makes it perfect for entertaining, it gives you a really pleasant feeling."

"After our first year living here we took the steps to transform our home and since we made the improvements we have been extremely happy here, we have very quiet and peaceful surroundings and our neighbours are great, they're always happy to lend a helping hand."



Directions

Heading East on the M6 take the exit at junction 3. At Exhall Interchange, take the 4th exit onto the A444. At Rowleys Green Roundabout, take the 3rd exit onto Winding House Lane. Turn right onto Wheelwright Lane. Turn right onto Burbages Lane. 45 Burbages Lane, Longford, Coventry CV6 6AX will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Town Hall, 1952 Coton Road, Nuneaton, CV11 5AA www.nuneatonandbedworth.gov.uk Tel 024 7637 6376 Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent Henry James 07960 882807 henry@thepropertyexperts.co.uk

Amenties/Distances

City Centre 3.3 miles

Primary Schools 0.1 miles

Train Station 0.6 miles

Motorway links 1.9 miles

Airport 11.6 miles

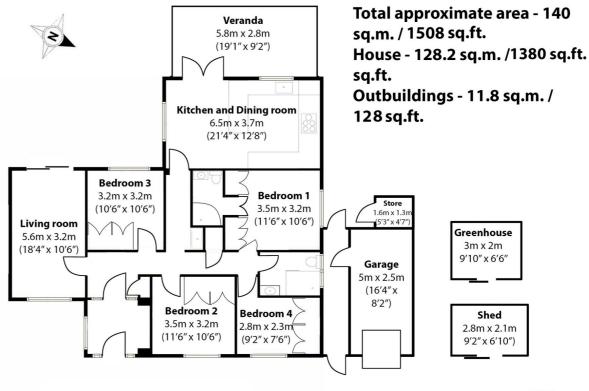
Nearest City 19.1 miles

Bus Station 0.2 miles

University 3.6 miles

Hospital 4.3 miles

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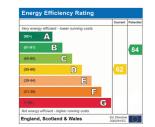


Not to scale - for identification only



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure



About the Area

Coventry

Coventry is a city in the West Midlands, England. It is on the River Sherbourne. Coventry has been a large settlement for centuries, although it was not founded and given its city status until the Middle Ages. The city is governed by Coventry City Council.

Formerly part of Warwickshire until 1451, and again from 1842 to 1974, Coventry had a population of 345,328 at the 2021 census, making it the tenth largest city in England and the 12th largest in the United Kingdom.



West Midlands West Midlands is a landlocked county, it borders



Staffordshire to the north and west, Worcestershire to the south, and is surrounded by Warwickshire to the east.

The county is almost entirely urban, with an area of 348 sq miles and a population of 2,919,600, making it the second most populous county in England after Greater London. After Birmingham (1,144,919) the largest settlements are the cities of Coventry (345,324) and Wolverhampton (263,700), Solihull (126,577), and Sutton Coldfield (109,899).

Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

"Henry is by far the most friendly and approachable agent that we've met. The best part about Henry's service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him."

Sam Kealy

***allAgents**



