



ginger

FOW OAK

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BANNERBROOK PARK

# WELCOME

Ginger are delighted to present this spacious and well maintained three bedroom mid-terraced property set within the popular and desirable Nailcote Grange, located along a quiet cul-de-sac. The property is in easy reach of the local shops on Bannerbrook Park, plenty of country walks, easy reach of major roads, rail, motorways and airport. Convenient to Warwick University, local schools and villages.

The property is set back from the roadside, offering a driveway to the front with access into the garage.

The property is split over three floors, on the ground floor, you have the entrance hallway, access into the garage, and to the rear is bedroom number three, which works well for a member of the family that may need ground level sleeping accommodation, especially having the cloakroom next door. This room is also adaptable as a sitting/garden room, and leads you out to the garden.

On the first floor is the spacious family living room with south-facing views, and the kitchen to the rear of the property, which offers plenty of storage and space for a breakfast table.

On the top floor, are the main two double bedrooms and the family bathroom.

The garden has been well maintained, landscaped and offers a private and secluded setting with space to sit, relax and enjoy.

The property also has the benefit of full fibre and integral garage.

## Approach

This property is located in a peaceful setting on the Nailcote Grange development, and towards the end of the cul-de-sac. The mid-terraced property has the benefit of a private driveway to the front with up and over vehicle doors to access the garage, as well as there being a pathway leading to the front door.

## KEY FEATURES

- A three bedroomed, three storey mid-terrace property
- Spacious family living room
- Generous kitchen/breakfast room with garden views
- Two great sized double bedrooms on top floor
- Family bathroom
- Bedroom 3/ Sitting/ Garden room on the ground floor
- Downstairs cloakroom
- Integral garage, driveway to front
- Fantastic location, peaceful and convenient to Tile Hill train station







## LIVING SPACES

Welcome inside. This property works really well as a family home, and also if you have a member of the family living with you who requires downstairs sleeping arrangements, then this property will work really well. The moment you step through the front door into the hallway you will appreciate the space and depth of this home, as well as having good coat hanging and shoe space as you walk-in, with the hallway providing a central heating radiator, power, and the control for the alarm. Also, there is access in to the integral garage from the hallway, and stairs rising to the first floor.

In addition, on the ground floor, the third bedroom is an adaptable space, whether as the third bedroom, or as a separate sitting room/garden room to sit and enjoy the peaceful garden. This third bedroom has a central heating radiator, as well as a window to the rear elevation with a part-glazed UPVC door to lead you out to the decking and onwards on to the garden lawn. This room is also home to the Valliant Eco- Pure boiler, and the Hive control. The boiler we are advised has been serviced every year, and is approx. 5 years old.

On this floor is the downstairs cloakroom, which works really well for the third bedroom, or if you just out in the garden and need a quick toilet break. The cloakroom has a toilet with dual flush, as well as a wall-mounted hand wash basin with individual taps and splash-back tiling. There is also a leaf-pattern frosted opening double glazed window and a wall-mounted towel radiator.

Moving upstairs to the first floor accommodation. This is where you will spend most of your day, being the location of the kitchen/breakfast room and the living room. The landing has stairs rising from the ground floor, and winds round to further stairs leading to the two main bedrooms on the top floor. There's also a central heating radiator with thermostat, ceiling lighting and power.

The kitchen is a nice size, and designed with everything easily to hand, boasting a large double glazed window looking into the peaceful and landscaped rear garden, offering a tranquil view, whilst the kitchen offers a good compliment of wall and base units with plenty of work-surface space with numerous power points around for your small appliances. There is an integrated single oven with grill and a 4-ring gas hob over, and extractor hood above, as well as there being provisions for your washing machine, fridge and dishwasher. The 1 and a 1/2 sink is perfectly located in front of the window for the view, as well as there being space here for a breakfast/small dining table. The kitchen is modern with its decor, having a central heating radiator, splash-back tiling around the work-surface areas, as well as LED ceiling spotlights.

The living room is set to the front of the house and enjoys a south-facing aspect, boasting twin double glazed windows to the front to ensure plenty of natural light and view into the peaceful cul-de-sac. The living room offers plenty of floor space, perfect for your multiple sofas, media centre, as well as having central heating radiator with thermostat control. The living room is tastefully presented with a modern decor and lighter carpets. For media connectivity there are plenty of power points, TV aerial satellite points, and the full fibre internet connection being brought into the living room. ( Subject to your own subscription).









## BEDROOMS AND BATHROOM

The top floor bedrooms enjoy an elevated view, and deliver spacious sleeping accommodation. Firstly, the stairs rise to the upper landing, which gives access to both bedrooms and the top floor bathroom. The landing area is neutrally presented with a modern decor, having LED ceiling spotlights and separate hanging light, as well as a power point.

The main front bedroom is a great size, lovely and bright being presented with a large opening double glazed window to the front elevation to ensure plenty of light, and being south-facing. There's a central heating radiator underneath with thermostat control. The bedroom can accommodate your large bed, accompanying side tables and leaving plenty of wall space for your free-standing wardrobes, additional storage furniture and a great wall for your television.

The top floor rear bedroom is also brightly presented, neutral, and boasts a delightful view of the peaceful and landscaped rear garden whilst having twin double glazed windows to the rear, ensuring plenty of light. This bedroom has the benefit of a fitted storage cupboard/wardrobe, perfect for hanging clothes, but can also accommodate plenty of additional free-standing storage furniture around the bedroom. There is a central heating radiator, ceiling lighting, and complimented by contrasting carpet.

The top floor bathroom offers a white suite, comprising of a bath with individual hot and cold taps, accompanied by an electric Mira Sport shower and a glass shower screen. There is a toilet with dual flush, as well as a large pedestal wash basin with splash-back tiling around the wet areas, a handy shelf accompanied by a shaver point and vanity mirror. Also, there is a mid-level storage cupboard which is home to the hot water cylinder, but also provides additional storage place for your towels and toiletries. There is access to loft space from the bathroom, as well as there being a sensor automated LED spot lighting and extractor fan, all complimented by contrasting easy to maintain flooring. We are advised the loft is part boarded, insulated and lighting.





The heart  
that lives in  
a man's hand











# ADDITIONAL INFORMATION

## GARDEN

One of the key features which we really love about the property is the private and secluded rear garden. The current vendor has worked really hard on this and this been his project, and offers an admirable working gardening. First of all a decking area as you step outside from the third bedroom/sitting room to welcome you out to a relaxing sitting area, and step down into the lawn area. The lawn is surrounded by well-established planting beds, and to the rear, a further pathway leading to a garden shed and the perfect spot for your barbecue. There's also a gate to the rear of the garden which gives shared access across the back of the houses for taking out your garden rubbish. There's also a water butt system which is linked to the guttering, to provide rainwater to water your plants.

## GARAGE

The property benefits from an integral garage which is accessed from the hallway, as well as having up and over access doors to the front leading from the driveway. The garage provides plenty of storage and offers power and lighting.

## TRANSPORT

Tile Hill Train Station a short walk away, as well as there being parking if you wish to drive.  
 Nearest Bus Stop, Banner lane.  
 Handy for A45, M45-M1, M40, M6 and Birmingham International Airport and Train station approx. 6 miles away.

## USEFUL INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

We are advised the council tax band C is payable to Coventry City Council.

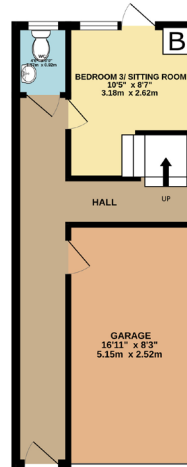
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

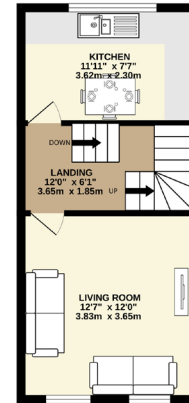
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

# FLOOR PLAN

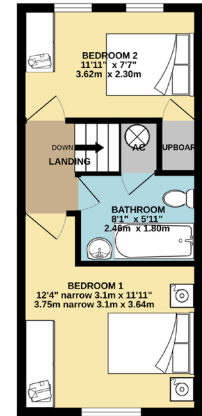
GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



3 BEDROOM TERRACED HOUSE-GINGER 01676 533 585

TOTAL FLOOR AREA: 982 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Interopt 6/2013

*Make it yours...*

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

Balsall Common 01676 533 585

Shirley 0121 758 5848

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9.30am - 5.30pm Mon - Fri, 9 - 3 Sat