

ehB
RESIDENTIAL

Your Property - Our Business



Tillers Cottage, 9, Coventry Road, Stoneleigh



A rare opportunity to acquire a charming period country cottage of character, providing spacious, well appointed three-bedroomed accommodation, featuring large garden with double garage and ample additional parking, on the periphery of the ever popular village of Stoneleigh.

Stoneleigh

Is a popular rural village location, ideally sited equidistant from Kenilworth, Leamington and Coventry. Whilst there are limited facilities in the village, excellent facilities including shops, schools

for all grades and recreational facilities are all within easy reach of this rural location. This charming village has consistently proved to be very popular.

ehB Residential are pleased to offer Tillers Cottage, 9 Coventry Road, which is a rare opportunity to acquire an attractively styled period cottage of immense charm and character, providing spacious three-bedroomed accommodation, which has been sympathetically modernised and improved to integrate a high level of modern appointment with much of the property's original character features.

The property provides three double bedrooms, refitted kitchen and two generous reception rooms, the lounge featuring an inglenook fireplace feature. A notable feature of this unique property is the large mature garden, which adjoins open fields and includes a detached double garage and ample additional car parking. The property has been maintained to a good standard throughout and is offered with NO ONWARD CHAIN. Only internal inspection can truly justify our very highest recommendation.

In detail the accommodation comprises:-





Period Style Porch

With timber and glazed panel entrance door.

Entrance Hall

With quarry tile floor, radiator, dado rail, cloaks area with high level cupboard.

Refitted Breakfast Kitchen

11'6" x 9'10" (3.51m x 3.00m)

With extensive range of base cupboard and drawer units, single drainer stainless steel sink unit with mixer tap, extensive work surfaces, built-in dishwasher, oven and four ring ceramic hob unit

with pull-out extractor hood over, flanked by further high level cupboards, tiled splashbacks, heated towel rail/radiator, built-in fridge freezer, pantry with fitted shelves.

Lounge

13'10" x 15' (4.22m x 4.57m)

With brick built inglenook feature fireplace with open grate, timber lintel, understairs cupboard, double radiator, access to the...

Dining Room

14'9" x 10'4" (4.50m x 3.15m)

With double radiator, windows to two aspects including bay window with French doors.

Utility Room

8'6" x 4'6" (2.59m x 1.37m)

With Belfast sink with mixer tap, plumbing for automatic washing machine, vented for tumble dryer, oil central heating boiler and programmer.

Separate WC

With low flush WC, radiator.



Stairs and Landing

With airing cupboard with lagged cylinder and immersion heater, balustrade and ledged and braced doors off.

Bedroom

13'4" x 10' (4.06m x 3.05m)

With two double built-in wardrobes, hanging rails, shelves, radiator.

Bedroom

14' x 8'7" (4.27m x 2.62m)

With radiator.

Bedroom

12'3" x 8'6" (3.73m x 2.59m)

Having windows to two aspects, radiator.

Bathroom/WC

12' x 6' (3.66m x 1.83m)

With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashback shower area, with integrated shower unit, radiator.

Outside

The property occupies a secluded position on the periphery of Stoneleigh, approached via a shared

driveway leading to good sized car parking facility and brick built garage. The large mature garden is a notable feature of the property, which is principally to the front and side of the property comprising terraced lawns, mature flower beds, outdoor pond, patio, further decked patio, bounded by close boarded fencing with outside tap and extensive mature foliage adjoining open fields to the side/rear of the property.

Detached Garage

16'3" x 16'9" (4.95m x 5.11m)

With electric up-and-over door, electric, power point and storage facilities within the eaves.



Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves,

covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including oil central heating but with the exception of gas. NB We have not tested the

central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

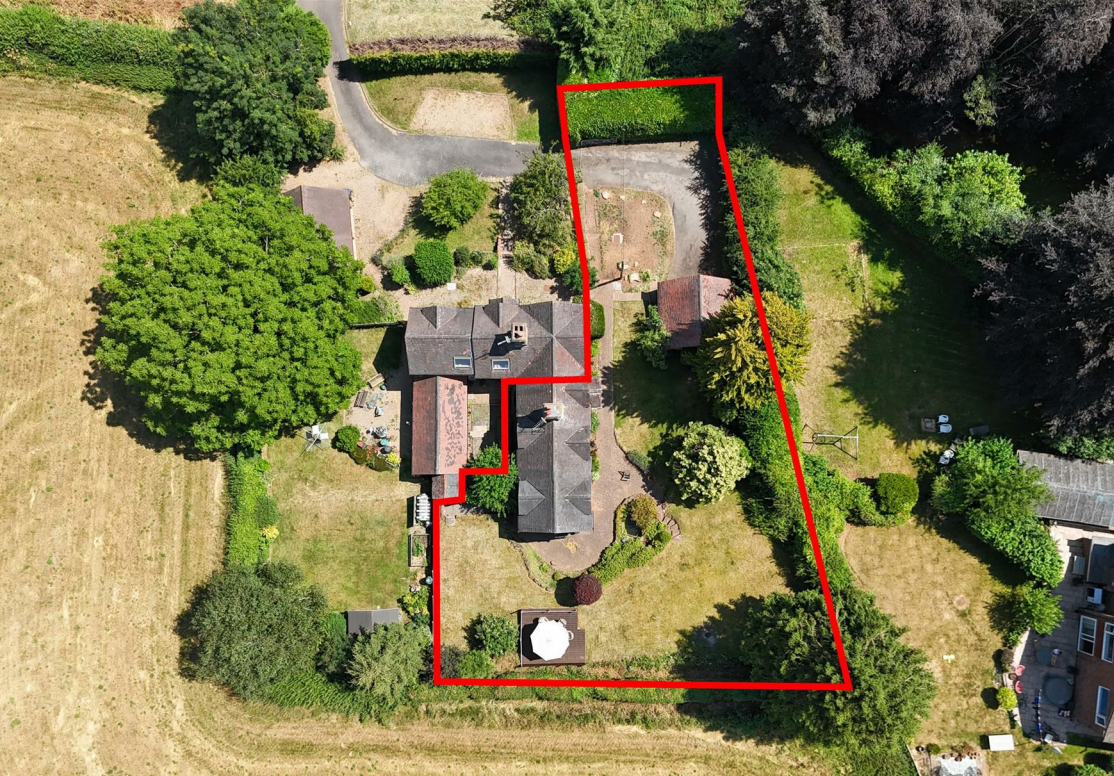
Council Tax

Council Tax Band D.

Location

CV8 3BZ



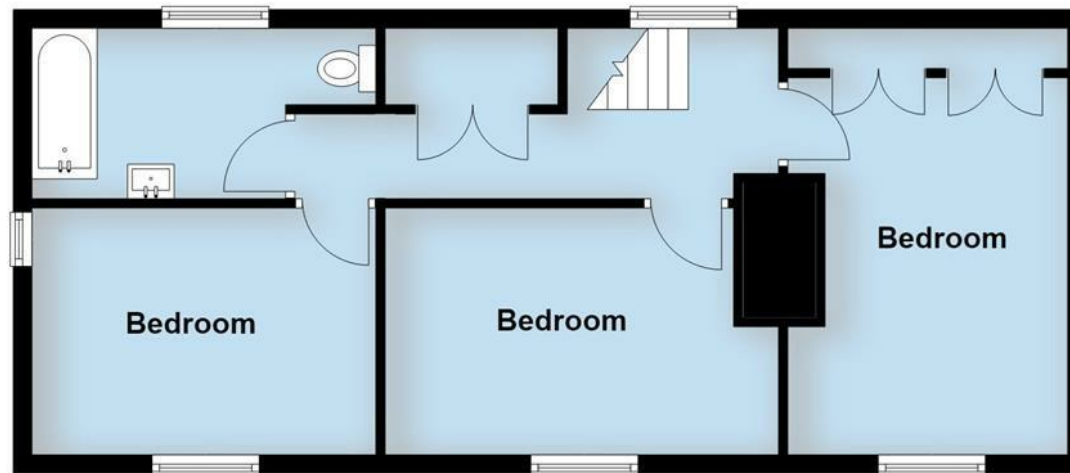




Approx. 52.0 sq. metres (560.2 sq. feet)



Approx. 50.9 sq. metres (547.8 sq. feet)



This plan is for illustration purposes only and should not be relied upon as a statement of fact.

IMPORTANT NOTICE eHB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of eHB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of eHB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.