

## Guinea Crescent, Westwood Heath, Coventry. CV4 8HW

Offers Over £625,000

- A Stunning Executive Four Bedroom Detached House
- EPC Rating C
- Remodelled Garden With Porcelain Patio & Studio
- Coventry City Council Tax Band G
- Stunning Extended Fully Integrated Breakfast Kitchen
- Lounge With Media Wall & Fireplace
- Attractive Views Onto Ten Shilling wood
- Refitted En Suite Shower Room & A Family Bathroom
- Double Integral Garage & Driveway
- Offered With No Onward Chain

# Guinea Crescent, Westwood Heath, CV4 8HW

An exceptional four-bedroom executive detached home, enviably positioned in the highly sought-after Westwood Heath, with uninterrupted views over Ten Shilling Wood. Extended and thoughtfully improved by the current owner, the property offers a superb family home finished to an exceptional standard. The welcoming central hallway features a cloakroom and elegant dog-leg staircase to the first floor. The lounge boasts a bespoke media wall with alcoves and a fireplace, with double doors opening to a formal dining room—perfect for entertaining. The extended kitchen is fitted with contemporary handleless units and premium Corian work surfaces, with integrated appliances including fridge freezer, dishwasher, Quooker tap, twin ovens, and induction hob. It flows seamlessly into the breakfast area, which has bi-folding doors opening onto a porcelain patio. Upstairs, all four bedrooms are doubles with built-in wardrobes. The principal suite includes fitted furniture, a dressing area, and a refitted en suite with a Japanese-style toilet. Outside, a driveway leads to a double integral garage. The landscaped rear garden features a porcelain patio, formal lawn, and a high-quality office studio with bi-folding doors. Offered with no onward chain, this remarkable family home must be viewed to be fully appreciated.



Council Tax Band: G



### **Ten Shillings Woods**

The property looks onto Ten Shilling Wood which is a charming ancient woodland of approximately 12 acres nestled within the established Canley woodlands. It forms part of a designated Local Nature Reserve, offering a tranquil, green outlook with a mix of mature trees and informal walking routes that provide a pleasant natural backdrop to neighbouring homes and recreational space.

### **Approach**

The property has a tarmac driveway leading to the integral garage. A pathway leads to the recessed porch. The garden is mainly laid to lawn with hedged boundaries.

### **Hallway**

Entered through a composite door and having laminate flooring, radiator, dogleg staircase rising to the first floor and doors off to:

### **Cloakroom**

With a close coupled wc and a vanity wash hand basin. Laminate flooring and an extractor fan.

### **Lounge**

15'8" x 11'9"

Bow window to the fore with a radiator beneath. Double doors lead through to the dining room. The room has a media wall with space for a sunken television set above a feature fire with illuminated alcoves.

### **Dining Room**

10'8" x 11'11"

Patio doors onto the rear garden and a double radiator.

### **Open Plan Kitchen & Breakfast Area.**

13'10" max x 21'9" max

The kitchen is comprehensively fitted with a range of slate grey, handleless wall and base units, complemented by an Onyx worktop with matching upstands. An inset induction hob is set within the work surface, along with a sink unit and Quooker tap. Integrated appliances include a fridge freezer, dishwasher, and eye-level twin ovens. The room is finished with laminate flooring and ceiling downlighters, while windows overlook the rear garden. The kitchen opens seamlessly into the breakfast area, which has windows and bi-folding doors leading onto the rear terrace and garden, along with a radiator.

### **Utility Room**

Having shaker style wall and base units, sink unit and plumbing for an automatic washing machine. Radiator, door to the side access and a further door into the integral double garage.

### **Landing**

Pull down ladder access to the loft, radiator and airing cupboard with a pressurised cylinder. All doors lead off to:

### **Bedroom One**

17'7" x 14'11"

Window to the fore with a radiator beneath. Two banks of fitted whisper grey wardrobes with matching bedside cabinets and a chest of drawers. From the bedroom there is a dressing area with radiator and window and a door into the en-suite.

### **Refitted EnSuite**

Having a double shower cubicle with thermostatic shower, vanity wash hand basin and a Japanese toilet. Chrome heated towel rail and a frosted window.

### **Bedroom**

12'6" x 11'9"

Window to the fore with a radiator beneath and built in wardrobes.

### **Bedroom**

14'2" x 9'4"

Window to the rear with a radiator beneath and built in wardrobes.

### **Bathroom**

Fitted with a white suite that comprises a panelled bath, pedestal wash hand basin, close coupled wc and a double shower cubicle with thermostatic shower. Heated towel rail, tiled splashbacks and a frosted window to the rear.

### **Bedroom**

11'9" x 11'9"

Window to the rear with a radiator beneath and a built in wardrobes.

### **Rear Garden**

Having an attractive patio that leads directly off the house. A step rises to the formal lawn with shrub borders and a pathway leads to the garden studio.

### **Garden Studio**

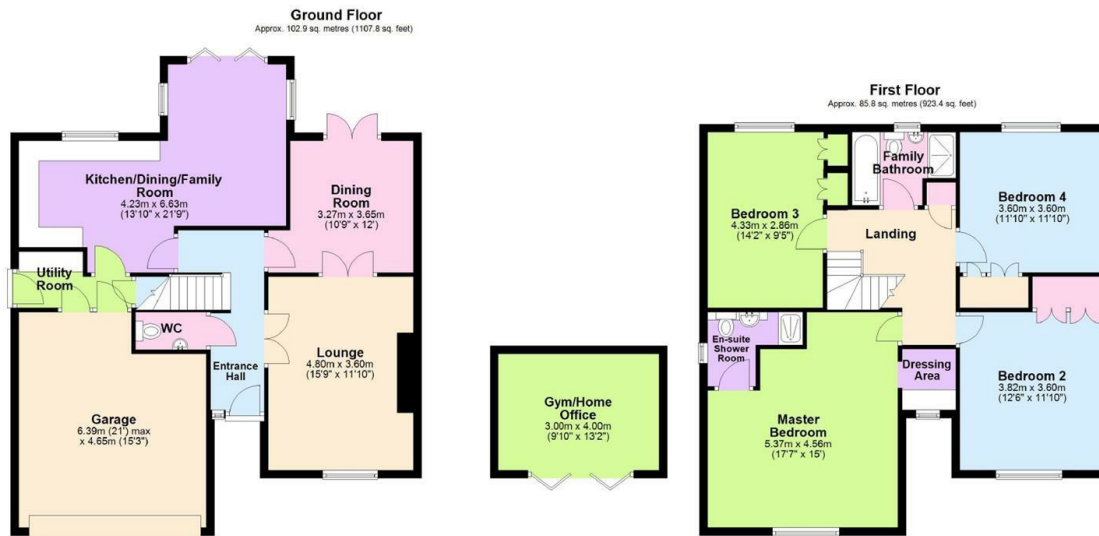
9'10" mx 13'1"

With bi folding doors, laminate flooring and heating.

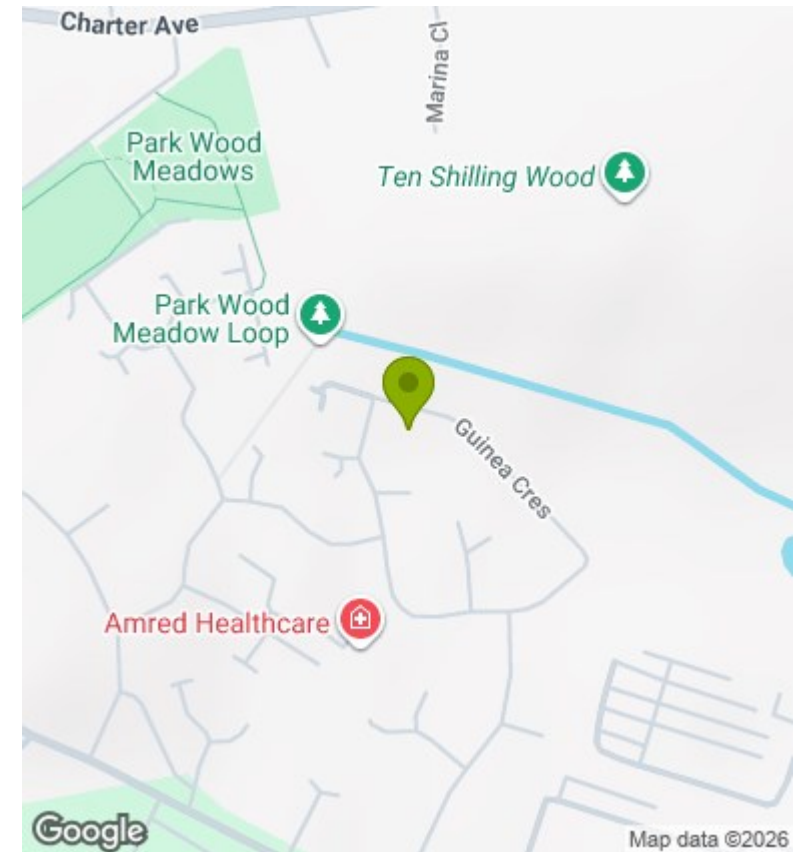
### **Double Garage**

20'11" x 15'3"

Having a single up and over door and power and lighting provided.



Total area: approx. 188.7 sq. metres (2031.2 sq. feet)



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	