



# Touchwood Cottage

NORTHBROOK ROAD, COUNDON, COVENTRY, CV6 2AJ

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**



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**If you're dreaming of living in a luxurious family home situated in a third of an acre of private land, perfect for entertaining family and friends and with excellent schools nearby then look no further than this beautifully presented home!**

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#### **Property at a glance**

Freehold Detached Family Home

A Third Of An Acre Of Private Grounds

Six Spacious Bedrooms

Seven Bathrooms

Self-Contained Annexe

Generous Living Room With Inglenook Fireplace

Driveway Parking For At Least Ten Cars

Local Schools Within Walking Distance

Excellent Commuter Transport Links

City Centre Shopping Minutes Away





Touchwood Cottage is situated in approximately a third of an acre of private grounds and has been extensively extended to offer a total of six bedrooms, seven bathrooms, a sleek, modern kitchen-diner, a generous dining room, a dedicated annexe, a home office space, a very spacious living room, a reception hall, a dedicated pantry and a utility room. Externally there is driveway parking for at least 10 vehicles with secure parking available behind the remote operated electric gate.

The garden offers a wealth of mature trees, bushes and flowers which create a very private and picturesque landscape. The generous garden is largely laid to lawn and is also home to a variety of fruit trees and plants, including apple trees, pear trees, grape vines and much more! What's more there is a large patio area to the rear, which is perfect for alfresco dining, summer time barbeques and entertaining family and friends. Furthermore, there is easy access to the front and the back as the garden surrounds this home and there is exterior lighting, an exterior tap and outdoor plug sockets as well as two garden sheds which provide ample storage for tools and gardening equipment.

Touchwood Cottage is located within the popular Coundon area of Coventry and is within walking distance to Hollyfast Primary School and Coundon Court Secondary School. For those who enjoy the outdoors, there are also several green spaces nearby, including Coundon Wedge and Coundon Hall Park, offering pleasant surroundings for walks, outdoor activities or exercising your pets. For commuters, Coventry city centre is minutes away by car or by using the local bus services and from there you can access Coventry's central train station which offers regular train services to destinations all over the country, including London Euston. The area also offers great driving links to Birmingham using the A45.



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## The Seller's View

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"Our favourite room is the living room because of how big and cosy it is all at the same time. Sitting next to the roaring fireplace on a lazy Sunday afternoon with all of our family has been the best feeling."

"At Christmas we put a lot of effort to decorate and for the past decades our children and grandchildren adored having the inglenook as a stage for a decorated Santa to come down the chimney."

"Our finest memory is the completion of turning a very small farmhouse into a large practical home, thus accommodating great family get togethers."

"We were attracted to buy Touchwood due to the very large plot thus enabling us to extend and still enjoy a large garden."

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**"Our favourite room – The Living Room"**

Directions

Head east on M6. At Exhall Interchange, take the 4th exit onto Jimmy Hill Way. At Rowleys Green Roundabout, take the 2nd exit and stay on Jimmy Hill Way. At the roundabout, take the 1st exit and stay on Holbrook Way. At the roundabout, take the 1st exit onto Holbrook Lane. At the roundabout, take the 2nd exit onto Burnaby Road. Continue onto The Scotchill. At the roundabout, take the 3rd exit onto Tamworth Road. Turn left onto Waste Lane. Turn left onto Brownhill Green Road. Turn right onto Coundon Green. Turn right onto N Brook Road. Touchwood Cottage, North Brook Road, Coventry, CV6 2AJ will be on the left.

Services

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

Tenure

Freehold

Local Authority & Tax Band

Coventry City Council Council House, Earl Street, Coventry, CV1 5RR  
<https://www.coventry.gov.uk/>  
Tel 08085 834333  
Tax band - F

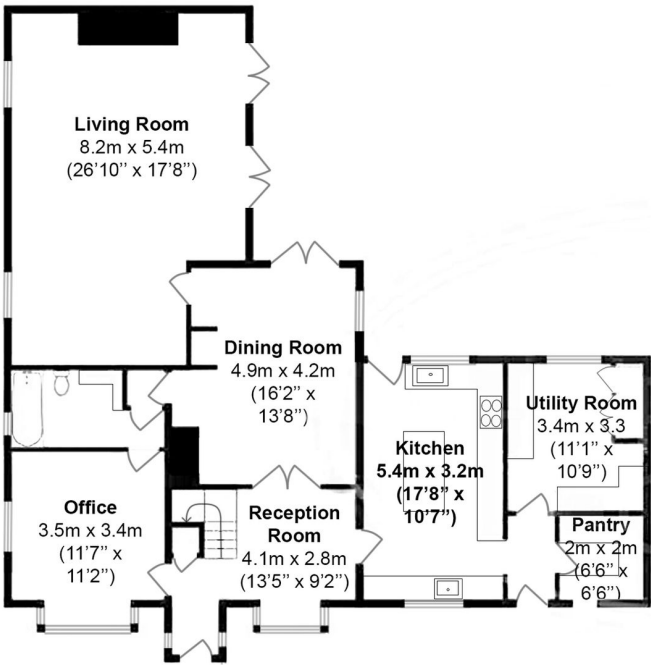
Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

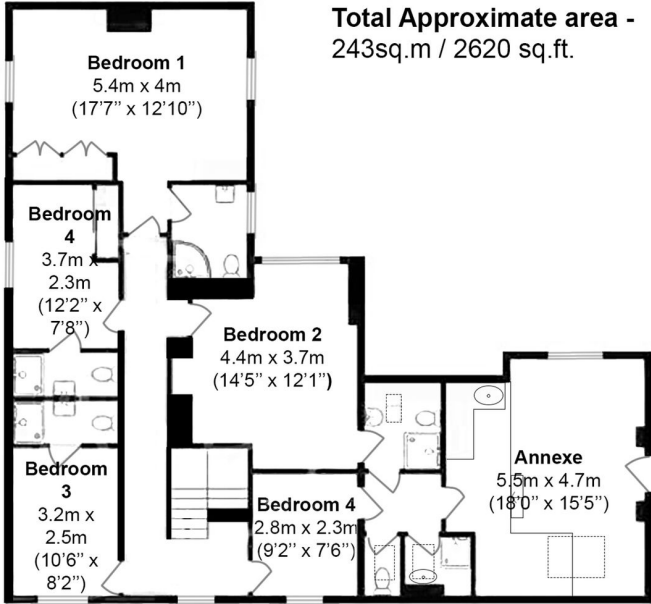
Amenities/Distances

- Town Centre 2.4 miles
- Primary Schools 2.9 miles
- Train Station 3 miles
- Motorway links 5.7 miles
- Airport 9.4 miles
- Nearest City 2.4 miles
- Bus Stop 0.4 miles
- University 3.1 miles
- Hospital 6.4 miles

Touchwood Cottage, Coventry, CV6



Ground Floor



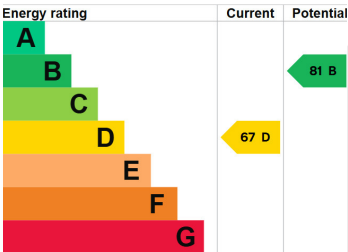
First Floor

Total Approximate area -  
243sq.m / 2620 sq.ft.

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.



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# About the **Area**

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## **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



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## **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)



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# Henry James

The **Rugby** Property Expert

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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

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*“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**

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