

HALLWAY

SITTING ROOM

16' 10" into bay x 11' 9"  
(5.13m into bay x 3.58m)

OPEN PLAN LIVING ROOM

31' 8" x 19' 3" (9.65m x 5.87m)

OPEN PLAN KITCHEN AND DINING  
AREA

UTILITY ROOM

10' 7" x 4' 7" (3.23m x 1.4m)

CLOAKROOM WC

LANDING

MASTER BEDROOM

12' 8" max x 11' 5" max  
(3.86m max x 3.48m max)

DRESSING ROOM

6' 5" x 5' 8" max (1.96m x 1.73m  
max)

ENSUITE

BEDROOM

13' 11" into bay x 10' 10"  
(4.24m into bay x 3.3m)

BEDROOM

12' 6" x 10' 10" (3.81m x 3.3m)

BEDROOM

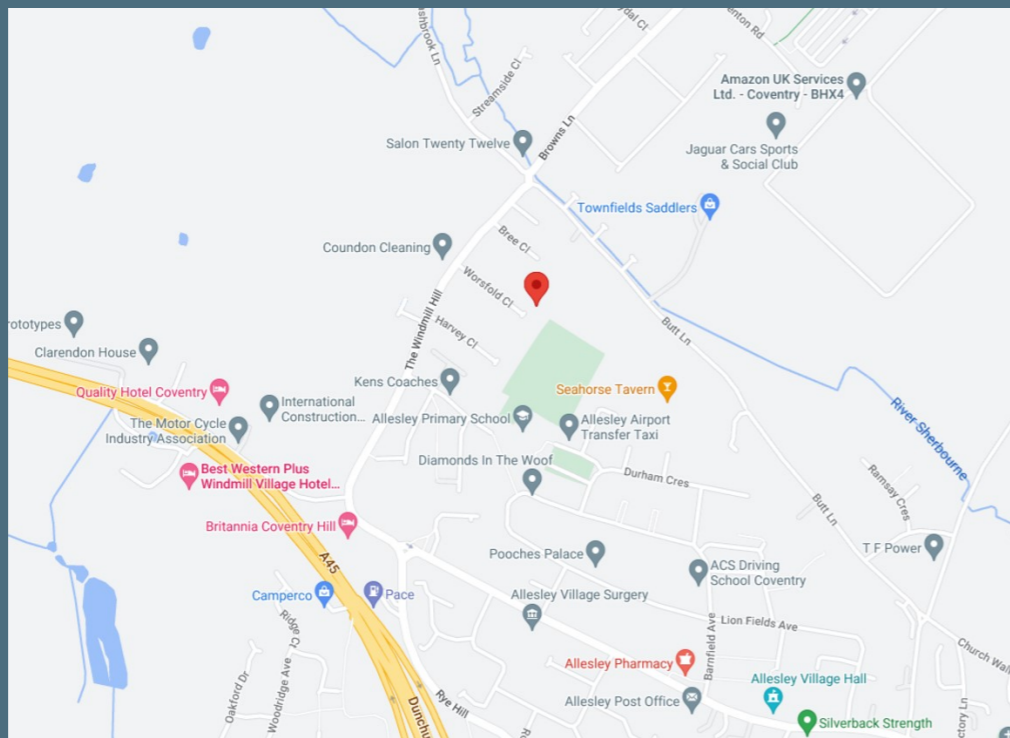
8' 9" x 7' 2" (2.67m x 2.18m)

FAMILY BATHROOM

OFF ROAD PARKING

STORE ROOM

LANDSCAPED REAR GARDEN &  
SEATING AREA



**IMPORTANT NOTICE**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



**yeoman&owen**  
ESTATE AGENTS

## 27 Worsfold Close

Allesley, Coventry, CV5 9FT

# £495,000



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£495,000

27 Worsfold Close  
Allesley, Coventry, CV5 9FT

- Semi Detached Family Home
- Extended & Completely Renovated Throughout
- Sitting Room
- Open Plan Living Room
- Open Kitchen & Dining Area
- FOUR BEDROOMS
- Master Bedroom with Dressing Room & En-Suite
- Family Bathroom
- Freehold
- Council Tax Band C
- EPC Rating C

Viewing is strictly by appointment



### Property Description

An outstanding, much improved and extended semi detached family home located at the head of a cul de sac in the sought after area of Allesley. Close to all local amenities, public transport links and in an excellent school catchment area. The property has had no expense spared in its renovation which has been carried out by the current owner who is in the building trade. The improvements include a double and single storey extension and complete renovation in every room. The property benefits from double glazing, gas fired central heating and underfloor heating in the open plan living room.

In brief the accommodation comprises: hallway, sitting room, open plan living room, open plan fitted kitchen and dining area, utility room and a cloakroom WC. On the first floor a landing, FOUR BEDROOMS with the master bedroom having a dressing room and en-suite shower room WC and there is a family bathroom WC. Outside there is a block paved driveway with parking for several vehicles and access to a store room. Landscaped rear garden with a covered seating area, decking and artificial lawn. **MUST BE VIEWED INTERNALLY.**

