



JULIE PHILPOT

RESIDENTIAL



9 Browett Road | Coundon | Coventry | CV6 1BA

£273,950

Early viewing recommended to appreciate this beautifully presented double bay semi detached family home, ideally situated in this popular west of the City location close to a wide range of excellent amenities together with a number of highly regarded schools. Briefly comprising a spacious entrance hall, elegant front lounge and a super open plan kitchen/dining room with patio doors leading out to the delightful private rear garden. The first floor offers three bedrooms and a modern bathroom. Outside the property has a block paved driveway providing ample off road parking and to the rear there is a detached single garage together with an outside utility/store room.

- New Combination Boiler
- High Specification Throughout
- Superb Open Plan Kitchen/Dining Room
- Private Rear Garden
- Close to City Centre



Property Description

RECESSED ENTRANCE PORCH

Having replacement composite front entrance door to:

ENTRANCE HALL

With radiator, quality wood effect flooring, staircase leading to the first floor and door to:

ELEGANT FRONT LOUNGE

13' 0" x 11' 10" (3.96m x 3.61m)

Having feature stone fireplace with inset coal effect gas fire, tv aerial point, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINING ROOM

18' 10" x 11' 1" (5.74m x 3.38m)

FITTED KITCHEN AREA

A well planned kitchen area fitted with a range of modern white units comprising base and drawer cupboards, tall pull-out larder cupboard and matching wall cupboards. Stainless steel sink unit with mixer tap, inset 'Hotpoint' four ring ceramic hob with built-in oven and grill beneath. Space and plumbing for dishwasher, space suitable for tall fridge/freezer, double glazed window, tiled splashbacks, tiled flooring, inset ceiling spotlights and useful walk-in understairs storage/larder cupboard.

DINING AREA

With quality wood effect flooring, radiator and double glazed patio doors leading out to the delightful private rear garden.

FIRST FLOOR LANDING

Being naturally lit via side opaque double glazed window and having access via pull down ladder to part boarded loft space and doors leading off to all rooms.

BEDROOM ONE

13' 2" x 11' 9" (4.01m x 3.58m)

A lovely double bedroom with radiator and double glazed bay window.

BEDROOM TWO

13' 6" x 10' 10" (4.11m x 3.3m)

Another spacious double bedroom with radiator, double glazed window with views over the rear garden and built-in cupboard housing the recently installed 'Baxi' combination boiler.

BEDROOM THREE

8' x 7' 5" (2.44m x 2.26m)

A good size single with radiator and double glazed window to front.

FAMILY BATHROOM

5' 8" x 5' 3" (1.73m x 1.6m)

Being fully tiled and fitted with a modern suite comprising low level w/c, pedestal wash hand basin and panelled bath with glazed side screen and electric shower over. Chrome towel rail/radiator, opaque double glazed window and inset ceiling spotlights.

OUTSIDE

To the front, the property is set back from the road behind a low retaining wall and having a neatly laid out foregarden.

DRIVEWAY PARKING

There is a block paved driveway providing ample road parking. Double gates lead to:

DETACHED SINGLE GARAGE

With electric power and light.

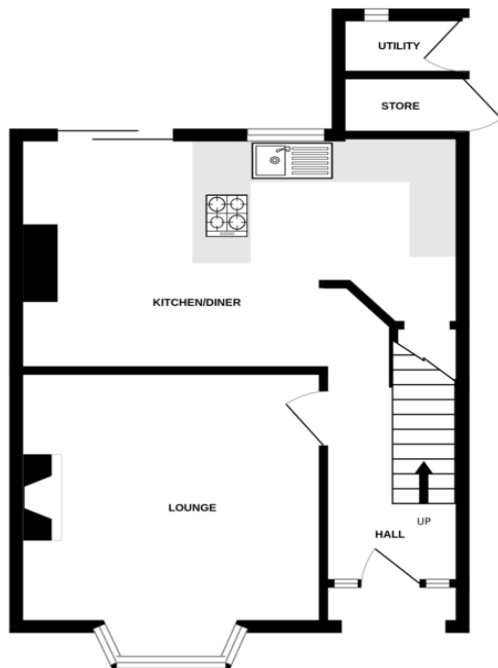
REAR GARDEN

The well tended, private rear garden is a particular feature of the property having a paved patio area, further seating/entertaining area laid with slate chipping and a shaped area of lawn surrounded by mature and planted borders.

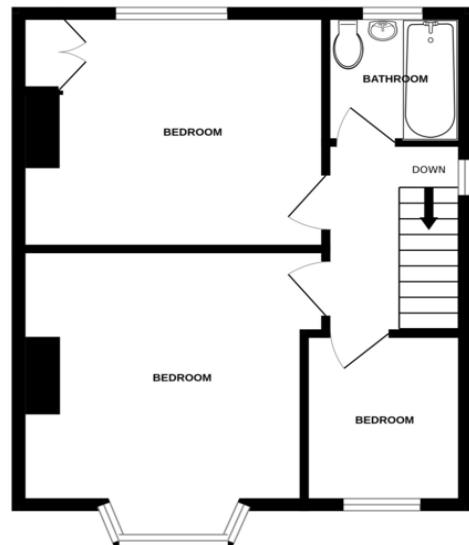
There are two OUTSIDE UTILITY STORES, both with power and light, one with space and plumbing for automatic washing machine and the other with space for a tumble dryer.



GROUND FLOOR



1ST FLOOR



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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements