



1 Longmoor Drive, Copsewood, Coventry, CV3 1LB

Asking Price £475,000



Five Bedroom Detached House
Five Double Bedrooms Over Three Floors
Re-fitted Kitchen Through to Dining area
Large Utility
Two Receptions Rooms
Ground Floor WC
Master Bedroom With en-suite
First Floor Bathroom
Second Floor Shower Room
Driveway & Garage

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UPVC double door to PORCH

Two UPVC double glazed windows to the sides and UPVC double glazed door to:

HALL

With stairs off to the first floor and doors to: Cloakroom, Lounge, Utility Room, Sitting Room and Kitchen. Central heating radiator and understairs cupboard. Tiled floor

CLOAKROOM

Recently refitted with low level WC, vanity sink unit, heating towel rail, fully tiled walls and floor.

LOUNGE

3.3m (10' 10") approx. x 6.4m (20' 12") approx. Two central heating radiators, UPVC double glazed bay window and two further UPVC double glazed windows.

UTILITY ROOM

2.0 m (6' 7") approx. x 1.67m (5' 6") approx. Single drainer sink unit & mixer tap, one single base unit, one double wall unit, Tiled floor, plumbing and space for a washing machine. Door to garage

SITTING ROOM

3.14m (10' 4") approx. x 2.86m (9' 5") approx. central heating radiator, UPVC double glazed bay window to the front, doors leading into the Dining Room.

KITCHEN

3.4m (11' 2") approx. x 3.1m (10' 2") approx. Recently refitted with ample wall and base with worktops over, sink with drainer and mixer tap, built in five burner gas hob with extractor fan over, integrated oven and microwave, integrated fridge, tiled floor, open plan leading into

DINING ROOM

2.77m (9' 1") approx. x 4.7m (15' 5") approx. With two central heating radiators, two UPVC double glazed windows. Tiled floor Lobby area with UPVC French doors leading to the rear garden and further door to 2nd kitchen/utility.



2nd KITCHEN/UTILITY

5.4m (17' 9") approx. x 2.35m (7' 9") approx.
Ample base with worktop over, stainless steel sink with drainer and mixer tap, space for a range-style cooker with an extractor fan over, UPVC double glazed window. Central heating radiator, tile floor, door to garage.



FIRST FLOOR LANDING

With stairs off to the second floor, storage cupboard and doors to Bedroom one, two, three and bathroom.

BEDROOM ONE

5.77m (18' 11") max approx. x 3.3m (10' 10") approx.
With UPVC double glazed bay window plus two further UPVC double glazed windows, built-in double and single wardrobe, two central heating radiators. Door leading to:



ENSUITE

2.0m (6' 7") approx. x 1.8m (5' 11") approx.
Recently refitted with shower cubicle, low level W/C, vanity sink unit, heated towel rail, UPVC double glazed window. Fully tiled walls and floor.

BEDROOM TWO

3.18m (10' 5") approx. x 3.27m (10' 9") approx.
With central heating radiator, two UPVC double glazed window



BEDROOM THREE

2.50m (8' 2") approx. x 3.27m (10' 9") approx.
With built-in double wardrobe, central heating radiator, UPVC double glazed window

FAMILY BATHROOM

2m (6' 7") approx. x 1.7m (5' 7") approx.
Recently refitted with panelled bath with shower over, vanity WC, vanity sink unit, central heating radiator and UPVC double glazed window. Heated towel rail.



SECOND FLOOR LANDING

Two storage cupboards and doors leading to Bedrooms Four & Five and Shower Room.

BEDROOM FOUR

3.38m (11' 1") approx. x 3.80m (12' 6") approx.
With built-in cupboard, central heating radiator
and two UPVC double glazed windows.



BEDROOM FIVE

3.3m (10' 10") approx. x 2.65m (8' 8") approx.
With built-in cupboard, central heating radiator
and UPVC double glazed window.

SHOWER ROOM

1.5m (4' 11") approx. x 1.8m (5' 11") approx.
Recently refitted with large walk-in shower
cubicle, low level WC, vanity sink unit, heated
towel rail, Velux window. Fully tiled walls and
floor.



OUTSIDE

Gardens to three sides, To the rear paved patio
then laid to lawn with wall. To the front and side
there is a lawned area with hedging. Direct
access drive with parking and garage

AGENTS NOTES

While every reasonable effort is made to ensure
the accuracy of descriptions and content, we
should make you aware of the following guidance
or limitations. (1) MONEY LAUNDERING
REGULATIONS Intending purchasers will be
asked to produce identification documentation at
a later stage and we would ask for your co-
operation in order that there will be no delay in
agreeing the sale. (2) These particulars do not
constitute part or all of an offer or contract. (3)
The measurements indicated are supplied for
guidance only and as such must be considered
incorrect. Potential buyers are advised to recheck
the measurements before committing to any
expense. (5) Alternative Estates have not tested
any apparatus, equipment, fixtures, fittings or
services and it is the buyers interests to check the
working condition of any appliances.



TENURE

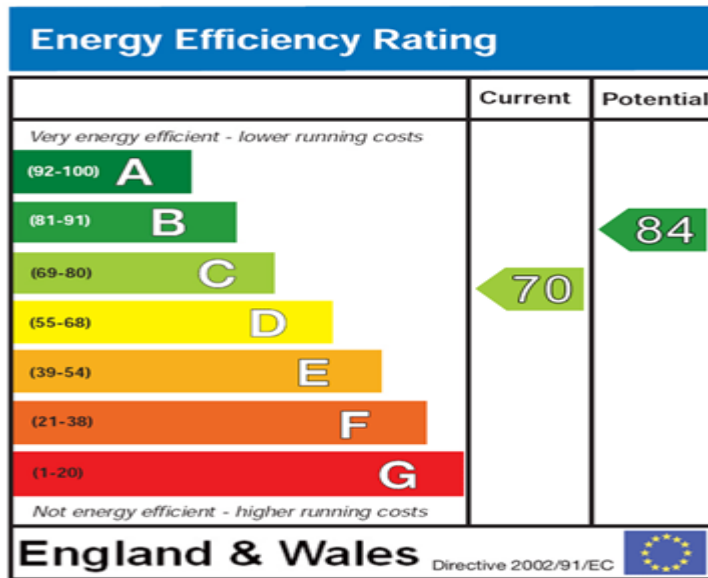
We understand the property is Freehold but
Alternative Estates have not sought to verify the
legal title of the property and the buyers must
obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.