



Bletchley Drive, Coventry

Guide Price £350,000



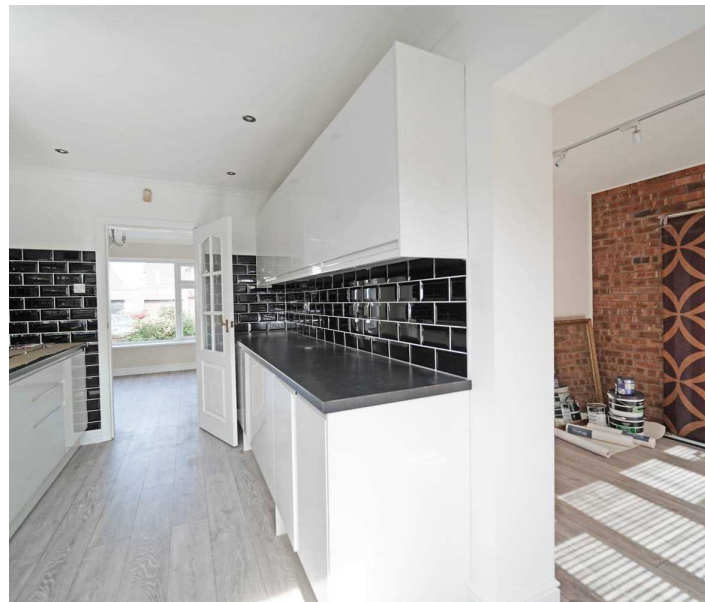


## PROPERTY OVERVIEW

This extended four double bedroom semi-detached property offers deceptively spacious accommodation in excess of 1300sq ft and provides exceptional value to family buyers looking for a well proportioned home in Allesley. Benefitting from having been recently refurbished and available to purchase with no onward chain this ready to move into home offers potential purchasers; enclosed porch, entrance hallway, living room, dining room, recently re-fitted kitchen being open plan into a family room, and upstairs there are four double bedrooms and a modern family bathroom.

Outside the property benefits from a generous driveway providing parking for multiple vehicles, a single garage and a split rear garden with a courtyard to the rear and a larger private outdoor space adjacent to the property.

Viewing is by appointment with Xact Homes on 01676 534 411.





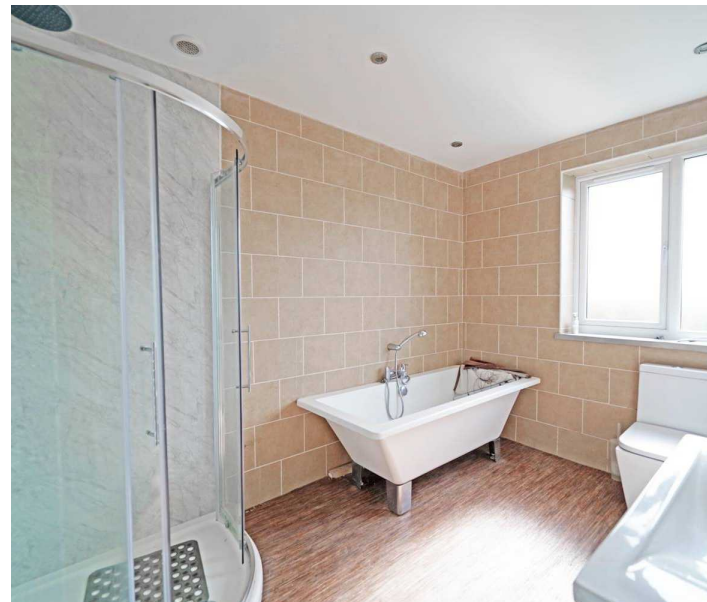
#### PROPERTY LOCATION

Coventry is a well-established city rich in history and culture and is located within easy access of Solihull, Balsall Common and Birmingham, providing excellent access to road, rail and airport links. Additionally, the city sits just **one hour from London** by train, and **20 minutes from nearby Birmingham**. Benefitting from an amazing city centre and its leafy surrounding Warwickshire countryside, Coventry offers a variety of shops, supermarkets and numerous quality restaurants. There is plenty of history in Coventry, such as key landmarks including **St Mary's Guildhall** or **Coventry Cathedral**. This city benefits from and provides easy access to endless amenities.

Council Tax band: C

Tenure: Freehold

- Four Bedroom Semi-Detached
- Over 1300 sq ft
- Re-Fitted Kitchen Open Plan into Family Room
- Living Room & Dining Room
- Four Double Bedrooms
- Garage & Off Road Parking for Multiple Vehicles





## **PORCH**

## **ENTRANCE HALLWAY**

## **LIVING ROOM**

14' 3" x 11' 0" (4.35m x 3.35m)

## **DINING ROOM**

11' 10" x 11' 0" (3.60m x 3.35m)

## **KITCHEN**

14' 3" x 7' 10" (4.35m x 2.40m)

## **FAMILY ROOM**

9' 10" x 9' 6" (3.00m x 2.90m)

## **FIRST FLOOR**

## **BEDROOM ONE**

19' 4" x 12' 6" (5.90m x 3.80m)

## **BEDROOM TWO**

13' 0" x 10' 0" (3.95m x 3.05m)

## **BEDROOM THREE**

12' 6" x 10' 1" (3.80m x 3.08m)

## **BEDROOM FOUR**

11' 2" x 9' 8" (3.40m x 2.95m)

## **BATHROOM**

11' 4" x 7' 3" (3.45m x 2.20m)

## **WC**

7' 9" x 2' 7" (2.35m x 0.80m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 142.0 sq.m. = 1528 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

15' 3" x 9' 10" (4.65m x 3.00m)

**SPLIT REAR GARDEN WITH COURTYARD TO THE REAR****ITEMS INCLUDED IN SALE**

Free standing cooker, integrated hob, all carpets and all light fittings.

**ADDITIONAL INFORMATION**

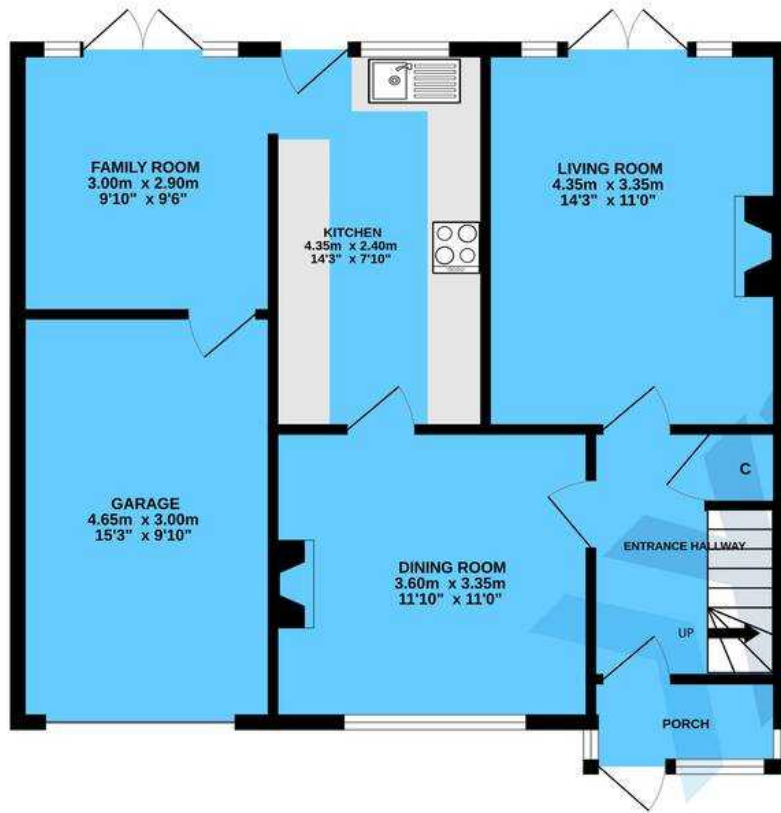
Services - mains gas, electricity and mains sewers.

**MONEY LAUNDERING REGULATIONS**

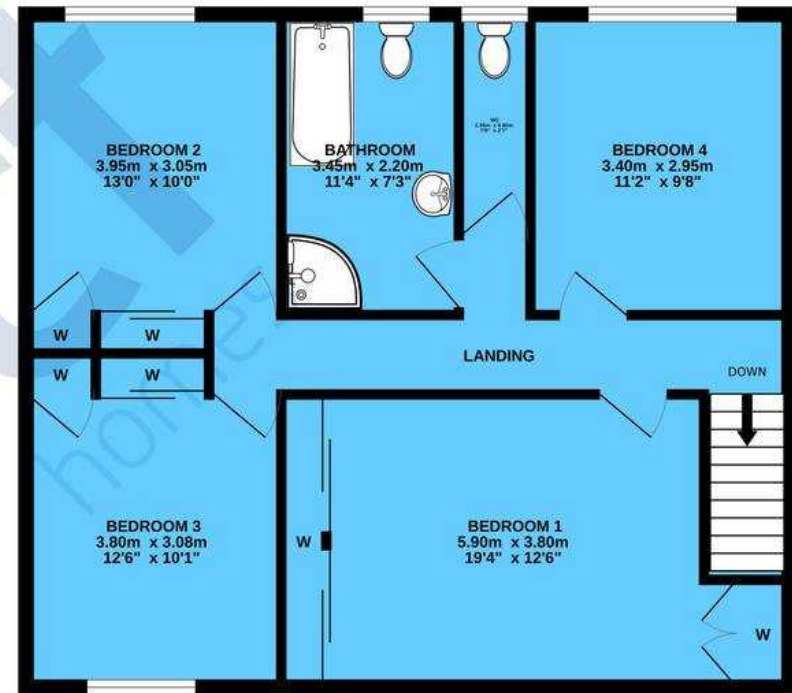
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 142.0 sq.m. (1528 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Xact Homes**

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