



## **11 Marconi Close, Copsewood Estate, Coventry, CV3 1QE**

Asking Price £345,000



Immaculate Three Bedroom Detached Home  
Popular Location within Close Proximity to Local Amenities  
Large Lounge  
Open Plan Kitchen Diner Facing the Rear Garden  
Ground Floor WC  
Master Bedroom with En-Suite  
A Further Two Good Size Bedrooms  
Fitted Family Bathroom  
Landscaped Rear Garden  
Driveway for Three Vehicles with Direct Access to the Detached Garage

### Entrance

Composite door to:

### Hallway

Central heating radiator, doors off to the Ground Floor WC, Lounge, Kitchen Diner & Storage Cupboard, Stairs off to the First Floor.

### Lounge

3.1m (10' 2") x 4.7m (15' 5")

Two central heating radiators, UPVC Double glazed bay window to the front & an electric fire.

### Kitchen Diner

2.8m (9' 2") x 5.7m (18' 8")

Ample wall and base units with work tops over, stainless steel sink unit with drainer, integrated electric oven & grill, four point gas hob, space for fridge/freezer, space for washing machine, wine rack, two central heating radiators, space for dining table, Amtico flooring, UPVC Double glazed window overlooking rear garden & UPVC Double glazed French doors onto patio.

### Ground Floor WC

1.1m (3' 7") X 1.6m (5' 3")

Low level WC, hand wash basin, central heating radiator, UPVC Double glazed window to the front.

### Landing

All rooms off, airing cupboard, access to boarded loft, UPVC Double glazed window to the side.

### Master Bedroom

3.1m (10' 2") x 3.5m (11' 6")

Central heating radiator, UPVC Double glazed window to the front & a door to the:

### En-Suite

0.8m (2' 7") x 2.3m (7' 7")

Low level WC, hand wash basin, shower cubicle with shower above, partly tiled walls, central heating radiator & a UPVC Double glazed window to the side.

### Bedroom Two

3.1m (10' 2") x 3.2m (10' 6")

Central heating radiator & a UPVC Double glazed window to the rear.

### Bedroom Three





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2.9m (9' 6") x 2.5m (8' 2")

Central heating radiator & a UPVC Double glazed window to the rear.

### Family Bathroom

1.6m (5' 3") x 2.5m (8' 2")

Low Level WC, hand wash basin, panelled bath with shower above & shower screen, partly tiled walls, chrome heated towel rail, UPVC Double glazed window to the front.

### Detached Garage

5.4m (17' 9") x 2.7m (8' 10")

Up & over door from the driveway, ample wall cupboards with work top space, power & lighting, New side door leading onto the rear garden.

### Rear

Landscaped Garden which is mostly laid to lawn with shrub borders, patio area straight off the Kitchen Diner, pedestrian side access & pedestrian access via a New door into the garage, wooden shed, wooden fencing to sides & rear.

### Front

Driveway for three vehicles with direct access into garage, well presented grass fronted with mature plants.

### 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. (4) 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. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the



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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.

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