



Sycamore Road, Bell Green, Bell Green
Asking Price £270,000

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Sycamore Road, Bell Green, Bell Green, Coventry

Complete Estate Agents are please to offer this four bedroom detached property. The property has off road parking for at least two cars. The ground floor boasts a living room of 22 feet, a recently renovated kitchen diner. The ground floor also has a larger porch, shower room, conservatory and study. On the first floor there are four great sized bedrooms three of them being doubles and the single having built in wardrobes. The Bathroom has a large corner shower unit, heated towel rail and bespoke sink. The space this property has is superb and offers a flexible living space for a growing family.

Porch 6'2" x 4'3" (1.88m x 1.30m)

Entrance via a double glazed sliding door, the porch has laminate flooring and space for a storage cupboard.

Hallway 18'7" x 6'9" (5.66m x 2.06m)

The laminate flooring continues through the hallway, There is access to the kitchen, W.C, study and living room as well as the stairs to the first floor.

Kitchen 9'6" x 10'8" (2.90m x 3.25m)

A superbly finished kitchen with a range of wall and base units, there is a range of integrated appliances including an electric oven and a five ring gas hob with an extractor fan overhead.

Dining Room 10'9" x 9'7" (3.28m x 2.92m)

Located adjacent from the kitchen, this room is ideal for entertaining or keeping an eye on the children. The dining room open up into the garden via a sliding double glazed door.

Living room 22'2" x 11'1" (6.76m x 3.38m)

Located at the rear of the property the living room is 22 feet long with windows to the side of the property this room floods with light. The living room leads into the conservatory.



Conservatory 11'3" x 14'6" max (3.43m x 4.42m max)

The conservatory is a great addition to this property offering flexibility to the ground floor living space.

Shower room 5'6" x 2'7" (1.68m x 0.79m)

Located on the ground floor this room has a shower cubicle with an electric power shower and white toilet.

Study 6'8" x 9'6" (2.03m x 2.90m)

The study is located at the rear of the property. This room could also be used a play room or a further bedroom.

Bedroom One 12'5" x 9'6" (3.78m x 2.90m)

Located at the rear of the property this bedroom offers view to the side of the property.

Bedroom Two 11'1" x 10'8" (3.38m x 3.25m)

located at the front of the property with views over the driveway.

Bedroom Three 11'1" x 9'7" (3.38m x 2.92m)

This bedroom has views over the side of the property.

Bedroom Four 7'2" x 9'2" (2.18m x 2.79m)

This bedroom is located at the rear of the property, although it is the smallest it has the benefit of built in storage.

Bathroom 6'7" x 4'5" (2.01m x 1.35m)

The bathroom is located at the front of the property, The bathroom has a large corner shower with multi jet options, a heated towel rail and bespoke sink.

W.C 4'7" x 2'6" (1.40m x 0.76m)

separate from the main bathroom the W.C has a white toilet and sink.

Garden

The garden is generous in proportion with ample space for storage and entertaining, mainly lawn with a paved area, a range of mature trees and shrubs finish the landscaping.

Viewing

Strictly by appointment only via Complete Estate Agents

Local Authority

Coventry City Council

Tenure

Freehold

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

Mortgage Advice

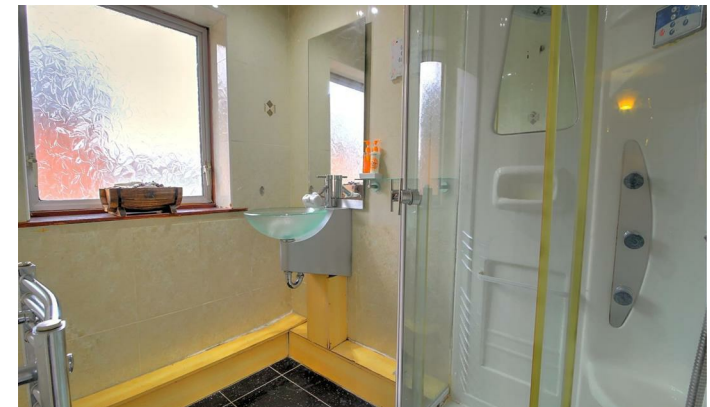
Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

Location

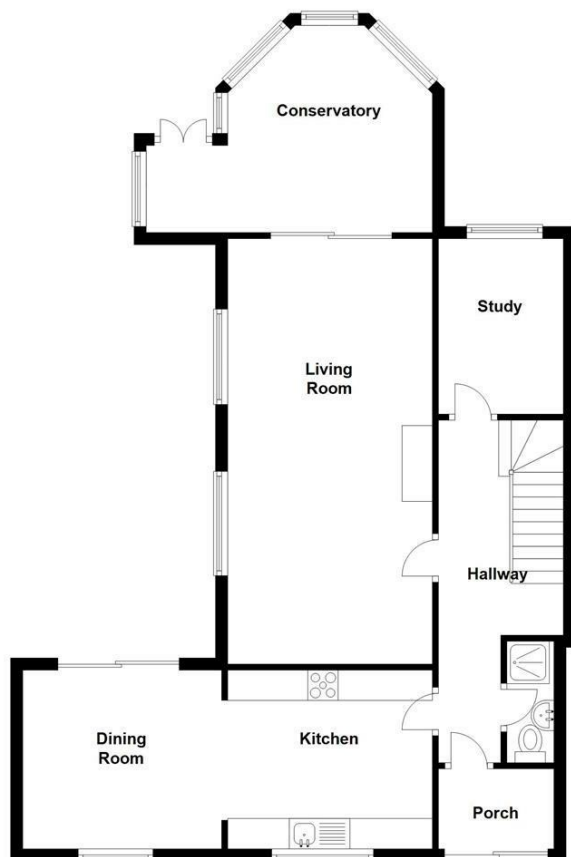
Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and



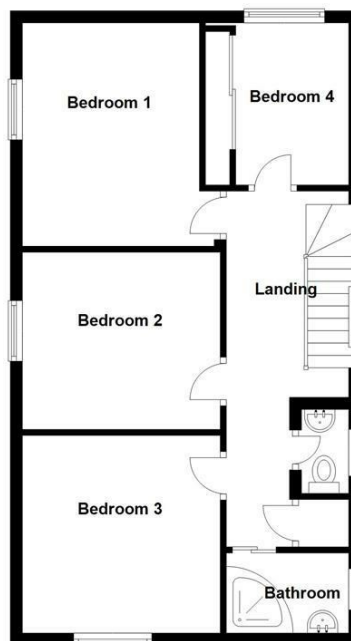
motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.



Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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