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11 Sandwick Close,  
Ernesford Grange, Coventry,  
CV3 2FJ  
£595 pcm

- Fabulous Lounge
- Superb and well fitted Kitchen/Dining Room
- 2 Double Bedrooms (could be 3)
- Family Bathroom with Shower



Sandwich Close is within very easy reach of a wide variety of local amenities including the A444 and motorway network.

#### Entrance Hall

Upvc double glazed front door, delightful light oak style laminate floor, stairs to first floor,

#### Lounge

17'8 x 10'10 A magnificent open plan living room featuring light oak style laminate flooring, upvc double glazed picture window

#### Kitchen/Dining Room

17'4 x 8'10 Beautifully refurbished and featuring terracotta style ceramic tile floor, range of cherry wood style units including base and drawer units with work

surfaces above, inset 1 $\frac{1}{2}$  bowl stainless steel sink, integrated candy electric oven with gas hob above and contemporary style cooker hood over, matching wall mounted storage cupboards and integrated fridge freezer, integrated candy washing machine, upvc double glazed window, dining area with upvc double glazed window

#### Rear Hall

Upvc double glazed door to rear garden and cupboard off housing Johnson and Starley gas heating unit

#### First Floor

Landing, access to roof space, airing cupboard with hot water cylinder and water heated from Johnson & Starley.

#### Bedroom 1

17'5 x 11'1 and 8'1 A magnificent master bedroom featuring upvc double glazed windows to front and rear, wardrobe cupboard.

#### Bedroom 2

11'4 x 9' Upvc double glazed window, wardrobe cupboard

#### Shower Room

5'10 x 5'10 Beautifully refurbished featuring terracotta style ceramic tile floor, marble style ceramic tile walls, corner shower cubicle with glazed sliding doors, pedestal wash basin, upvc double glazed window

#### Separate WC

5'10 x 2'7 Low level WC, partly tiled walls, upvc double

glazed window

### Outside

Fore garden. Rear garden in an attractive patio style



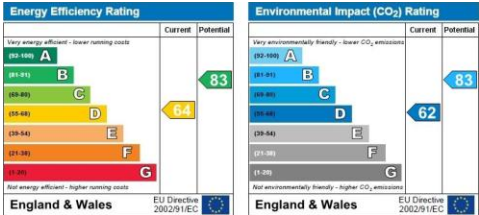
COUNCIL TAX BAND

Tax band

TENURE

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LOCAL AUTHORITY



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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