



- Semi-Detached Property
- Three Bedrooms
- Superb Lounge/Diner

- Driveway
- Garage
- Enclosed Rear Garden



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Take a look inside this well presented three bedroom semi-detached property in a popular area of Coventry which is close to local amenities. In brief this property comprises; hall, lounge/dining room, kitchen and a utility room to the ground floor. On the first floor there is the family bathroom as well as bedrooms one, two and three. Externally the property benefits from a driveway and garage to the front with an enclosed garden to the rear. Including central heating and double glazing throughout.

**HALL** The main entrance to the property having stairs ascending to the first floor and doors leading into the lounge and kitchen.

**LOUNGE/DINING ROOM** 11' 5" x 35' 9" (3.48m x 10.9m) Having a feature fireplace with surround, coving, a central heated radiator and a double glazed bay window to the front aspect. There is an opening leading into the dining room.



**KITCHEN** 11' 3" x 7' 10" (3.45m x 2.39m) Having matching wall and base mounted units with a roll top work surface over and matching upstand. Benefitting from an integrated electric oven and gas hob with an extractor over and a splashback. Including a 1.5 bowl sink and drainer with a mixer tap as well as space for appliances. It also has a double glazed window to the rear aspect and a door leading into the utility room.



**UTILITY ROOM** 7' 6" x 7' 1" (2.29m x 2.16m) The utility room has a roll top work surface with space under for a washing machine and dryer. There is a window to the rear aspect and a door leading out into the rear garden. It also has fitted cupboards and a doors leading into the garage.



**LANDING** Having stairs rising from the ground floor and doors leading into each bedroom. It also has a double glazed window to the side aspect and a built in cupboard.

**BEDROOM ONE** 9' 3" x 14' 2" (2.84m x 4.32m)  
Having fitted wardrobes, a central heated radiator and a double glazed window to the front aspect.

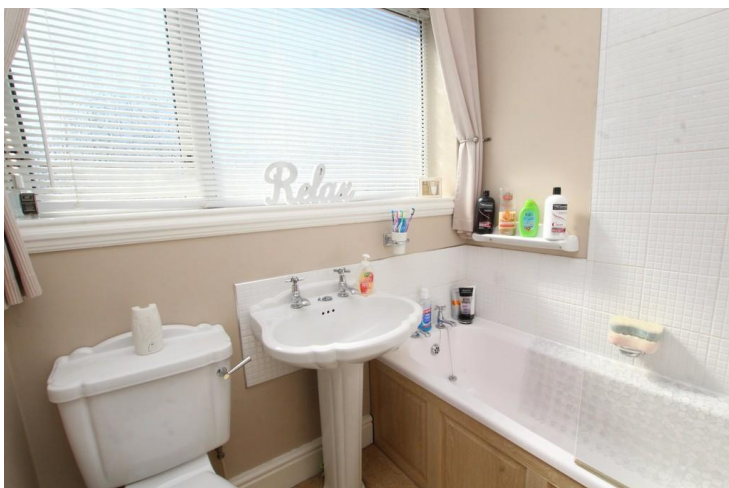


**GARAGE** The garage has power and lighting with an up and over door. There is also a double glazed window to the side aspect and a door leading into the utility room.

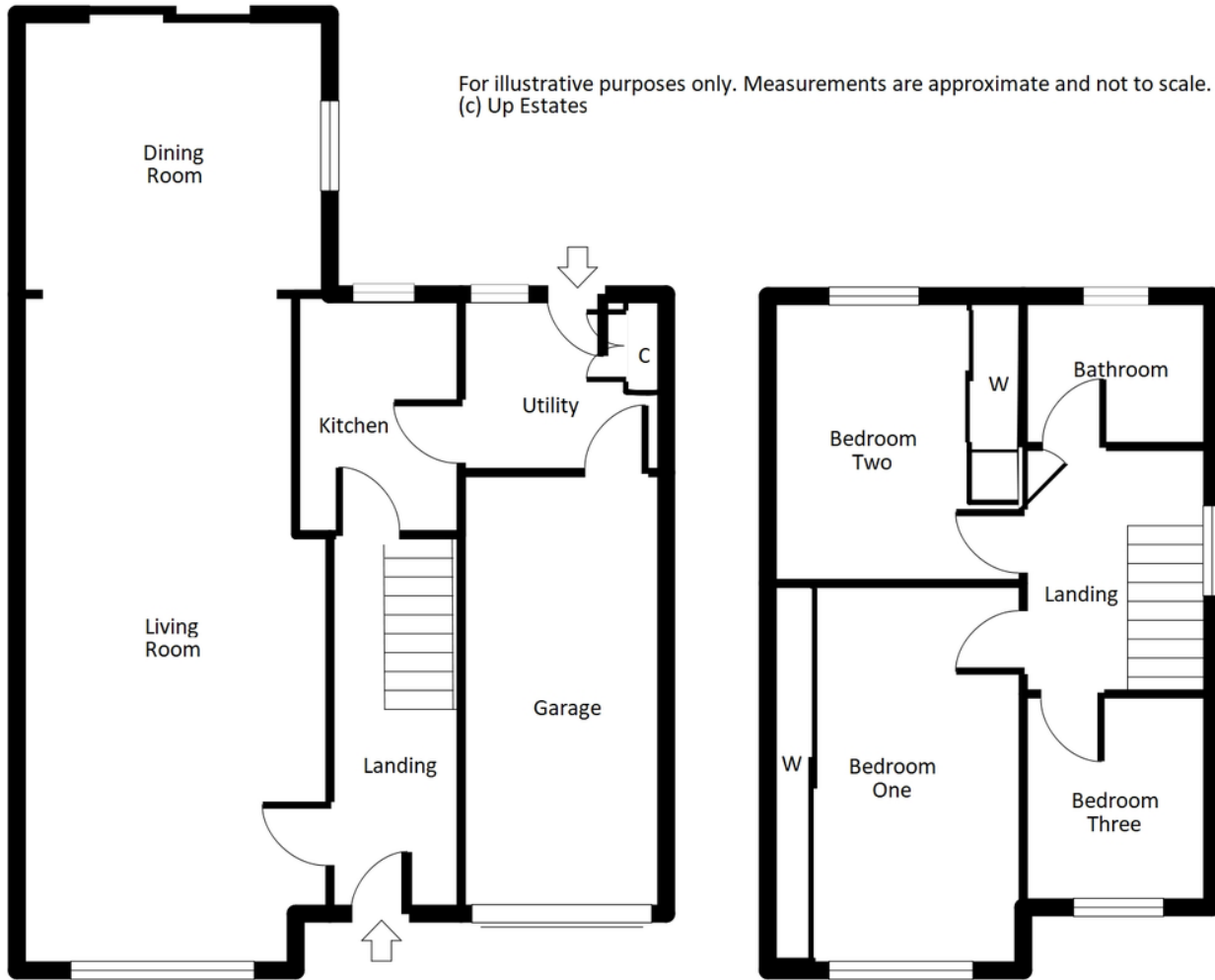
**BEDROOM TWO** 9' 3" x 10' 7" (2.84m x 3.25m)  
Having fitted wardrobes, a central heated radiator and a double glazed window to the rear aspect.

**GARDEN** A well maintained enclosed rear garden having borders, a pathway, laid lawn and a patio area.

**BATHROOM** A part tiled bathroom having a panelled bath with a shower over, a pedestal hand wash basin and a low level w/c. It also has a double glazed window to the rear aspect.



**BEDROOM THREE** 6' 11" x 7' 6" (2.11m x 2.29m)  
Having fitted cupboards, a central heated radiator and a double glazed window to the front aspect.



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