

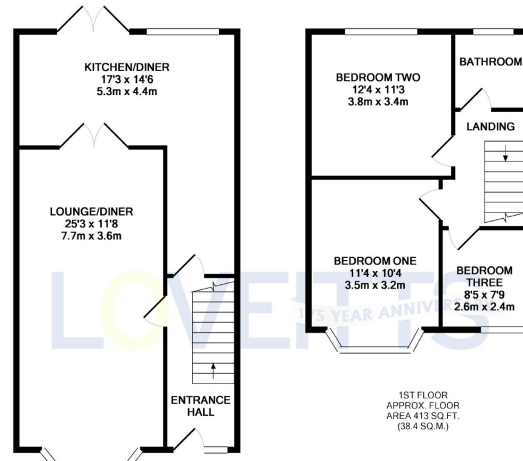


36 Byfield Road, Coventry, CV6 1FF

Offers over £255,000



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This immaculately presented, extended, semi detached property has been modernised throughout and offers generous living accommodation that is ideal for a family.

Situated in the highly sought after area of Coundon, the location offers easy access to local schools, shops and has great transport links into the City Centre and the midlands motorway network.

The accommodation comprises of a 25ft lounge/diner with a bay window to the front, a recently fitted kitchen boasting stunning granite worktops and splashback plus integrated appliances and access via french doors into the rear garden.

To the first floor are three bedrooms, the master with built in wardrobes, and a recently fitted bathroom with underfloor heating.

Further benefits include a low maintenance rear garden with patio areas great for entertaining, a driveway to the front providing off road parking and shared access to the side.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Entrance Hall

## Lounge/Diner

25'3 x 11'8 (7.70m x 3.56m)

## Kitchen

17'3 x 14'6 (5.26m x 4.42m)

## Bedroom One

11'4 x 10'4 (3.45m x 3.15m)

## Bedroom Two

12'4 x 11'3 (3.76m x 3.43m)

## Bedroom Three

8'5 x 7'9 (2.57m x 2.36m)

## Bathroom

## Rear Garden

