



**Oakmoor Road | Longford | Coventry | CV6 6JS**

**£220,000**

LewisOliver are proud to offer this lovely extended family home in Longford. The property is set on a private drive of only three detached houses and must be seen to be appreciated. The property benefits from no upward chain and briefly comprises of an Entrance Hall, Lounge, Extended Kitchen/Diner/Family Room, Conservatory, Utility/Study, Three Bedrooms and a Modern Family Bathroom. There are Gardens to the Front and Rear as well as a Side Garage and Off Road Parking. For further information or to book a viewing please call LewisOliver Today.

- DETACHED FAMILY HOME
- EXTENDED KITCHEN/DINER/FAMILY ROOM
- CONSERVATORY
- THREE BEDROOMS
- NO UPWARD CHAIN



#### **APPROACH**

Via a tarmac driveway for off road parking with a small lawn area and front door leading to

#### **HALLWAY**

Comprising of stairs up to first floor, double glazed window to the front aspect and doors to

#### **LOUNGE**

14' 0" x 12' 8" (4.27m x 3.87m) Comprising of double glazed bow window to the front aspect, central heating radiator, electric feature fireplace, wood effect flooring and door to

#### **KITCHEN/DINER/FAMILY ROOM**

25' 2" max x 13' 10" max (7.69m max x 4.23m max) Comprising of two double glazed windows to the rear aspect, central heating radiator, ceramic tiled flooring, wall and base units with work surface over and one and a half bowl Asterite sink and drainer, space for Range cooker with cooker hood over, space for domestic appliances and door leading to

#### **CONSERVATORY**

9' 5" x 9' 3" (2.89m x 2.84m) Comprising of double glazed windows and French doors to the rear and side aspects and ceramic tiled flooring

#### **SIDE GARAGE**

accessed via the hallway with an up and over door for vehicular access and door leading to

#### **UTILITY/STUDY**

7' 8" x 6' 9" (2.35m x 2.08m) Comprising of a double glazed door and window combo to the rear aspect and space for domestic appliances with a worktop over

#### **LANDING**

Comprising of loft access, a double glazed window to the side aspect and doors to

#### **BEDROOM ONE**

11' 9" x 8' 7" (3.60m x 2.63m) Comprising of double glazed window to the front aspect, built in wardrobes and central heating radiator

#### **BEDROOM TWO**

9' 10" x 9' 6" (3.00m x 2.91m) Comprising of double glazed window to the rear aspect, built in wardrobes and a central heating radiator

#### **BEDROOM THREE**

7' 1" x 6' 7" (2.16m x 2.01m) Comprising of double glazed window to the front aspect and central heating radiator

#### **FAMILY BATHROOM**

6' 1" x 5' 3" (1.86m x 1.62m) This re-fitted bathroom comprises of double glazed obscure window to the rear aspect, low level WC, vanity wash hand basin, bath with shower over, heated towel radiator, ceramic tiled flooring, fully tiled walls and an extractor fan

#### **REAR GARDEN**

Comprising of a paved patio area, lawn, fenced boundaries, outside tap, lighting and gated side access

#### **DISCLAIMER**

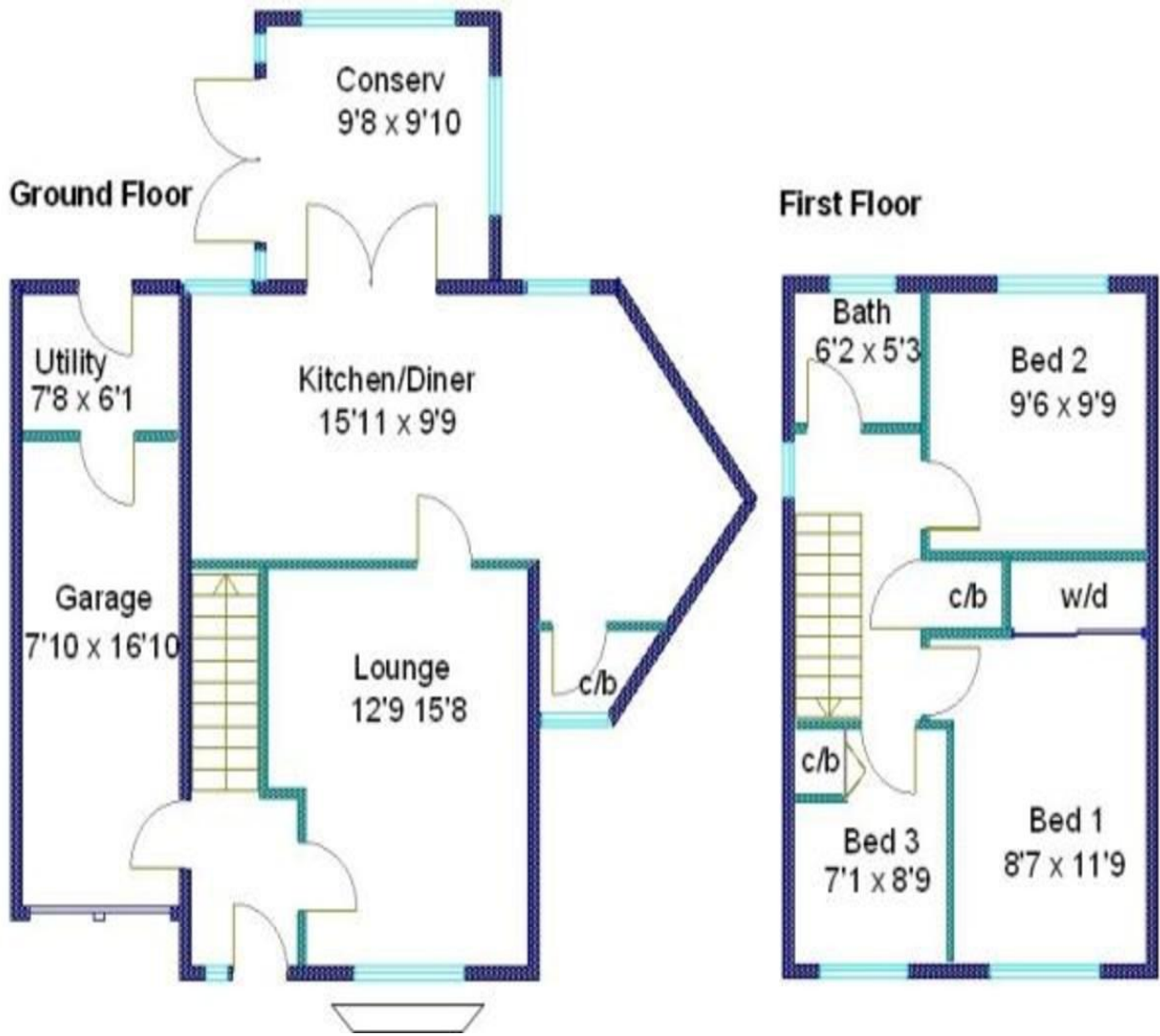
Please Note: LewisOliver have made every effort to ensure the accuracy of the information provided and prospective purchasers are advised to check all measurements before making any related purchases. Should you have a specific query do not hesitate to contact the office.

Tenure: We are advised that the property is Freehold but recommend that prospective purchasers confirm this with the vendor's solicitor.

Fixtures, Fittings and Services: Since these have not been tested it is advised that all are verified and that all services are in working order to confirm their condition. Fixtures and Fittings are excluded unless referred to in the sales particulars.

Money Laundering Regulations: LewisOliver will ask prospective purchasers to produce identification documents to support any offers.





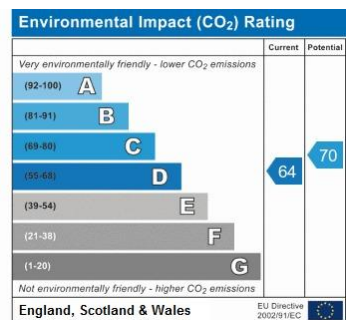
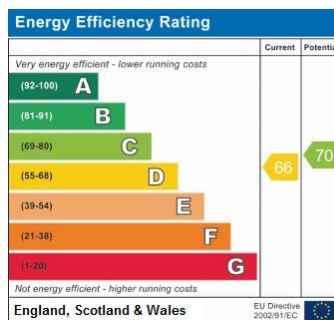
## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements