



Seedfield Croft  
Cheylesmore, Coventry







# Seedfield Croft

Cheylesmore, Coventry, CV3 5HU

A traditional double bayed semi-detached property situated in this popular location within Cheylesmore close to Daventry Road shops, Quinton Park and other local amenities. The uPVC double glazed and gas centrally heated accommodation briefly comprises reception hall, through lounge/dining room, extended 'L' shaped breakfast kitchen with fitted units and built in appliances, first floor landing, three bedrooms, fully tiled bathroom with shower, lawn front garden, side driveway leading through to a rear garage and enclosed private lawn rear garden with patio area. The property is offered for sale with no further chain involved.





### Entrance

Arched recess Porch Entrance leads to a uPVC part obscure double glazed Entrance Door through to the:

### Reception Hall

With central heating radiator and staircase leading off to the first floor.

### Through Lounge/Dining Room

**25'6 x 10'2 min - 10'10 max (7.77m x 3.10m min - 3.30m max)**

With uPVC double glazed front bay window, central heating radiator, electric fire, two ceiling light points and TV aerial.

### Extended 'L' Shaped Breakfast Kitchen 14'2 max x 14'4 max (4.32m max x 4.37m max)

With a range of fitted units comprising work top surfaces with inset one and a half bowl single drainer sink unit with mixer tap, double door base cupboard below, three drawer base unit, wall mounted Combi boiler, uPVC double glazed side window, central heating radiator and double door glass fronted wall cupboard. Tall housing unit with built in oven and top and bottom cupboards, further double door base unit, inset hob with concealed extractor hood above, two wall units, space and plumbing for appliances, space for fridge/freezer, further double and two single door base cupboards with drawers, three fluorescent strip lights, laminate floor, uPVC double glazed rear window and matching door out on to the rear garden.

### Landing

With uPVC double glazed side window, access to loft space and doors off to:

### Bedroom One

**13'6 x 9'6 (4.11m x 2.90m)**

With uPVC double glazed front bay window, central heating radiator and laminate floor.

### Bedroom Two

**11'2 x 10'5 (3.40m x 3.18m)**

With uPVC double glazed rear window and central heating radiator.

### Bedroom Three

**7'9 x 7'6 (2.36m x 2.29m)**

With uPVC double glazed front window and central heating radiator.

### Bathroom

With a fully tiled white suite comprising panelled bath with electric shower unit, shower screen, pedestal wash hand basin, low level WC, central heating radiator and uPVC obscure double glazed rear window.

### Front

There is a lawn front garden with brick boundary wall and wrought iron trellising.

### Garage

A side driveway providing off road parking leads through to a rear GARAGE with double opening front doors.

### Rear

An enclosed rear garden with paved patio, lawn beyond and substantial fencing.



Call for your **FREE VALUATION**

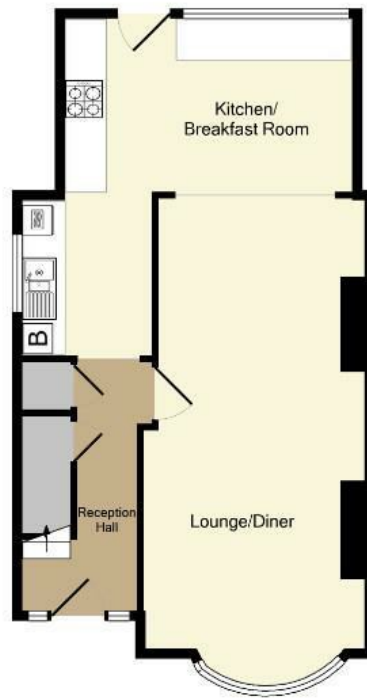
home sales • lettings • surveys • new homes & land

**City Centre**  
20 New Union Street  
Coventry, CV1 2HN  
**024 7622 2022**  
sales@payne-cov.com

**Earlsdon**  
221 Albany Road  
Coventry, CV5 6NF  
**024 7667 7000**  
earlsdon@payne-cov.com

**Daventry Road**  
165 Daventry Road  
Coventry, CV3 5HF  
**024 7650 3070**  
daventryroad@payne-cov.com

**Walsgrave Road**  
312 Walsgrave Road,  
Coventry, CV2 4BL  
**024 7645 5555**  
walsgrave@payne-cov.com

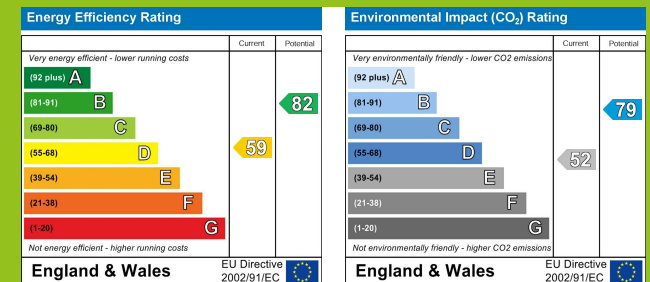


Ground floor



1st floor

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2019



#### Disclaimer:

Payne Associates give notice to prospective purchasers or lessees that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither Payne Associates nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. However, these are for general guidance only. Photographs are provided to give a general impression but it must not be inferred that all items shown are included for the sale with the property. Payne Associates have not tested any apparatus, equipment, fittings and fixtures or services & so cannot verify that they are in working order or fit for their purpose. Any purchaser is advised to obtain verification from their Surveyor or solicitor.

