



Benedictine Road
Cheylesmore, Coventry





Benedictine Road

Cheylesmore, Coventry, CV3 6GZ

A traditional double bayed mid terrace property situated in this popular part of Cheylesmore being ideally placed for Manor Park Primary school, access to the War Memorial Park, Railway Station, City Centre and Daventry Road shopping parade. The property requires some general refurbishment/redecoration and benefits from uPVC double glazing, gas central heating and is offered for sale with immediate vacant possession with no further chain. The accommodation briefly comprises porch, reception hall, front lounge, separate rear dining room, kitchen, uPVC double glazed conservatory, first floor landing, three bedrooms and a fully tiled shower room. To the outside there are gardens to both the front and the rear with rear vehicular access.



Porch

A uPVC double glazed Entrance Door with matching front and side panels leads into a Porch Entrance with wall light and feature Entrance Door with inset stained glass panel and side screens leading into the:

Reception Hall

With central heating radiator, telephone point, staircase off to the first floor with useful under-stairs cupboard housing the gas and electric meters and doors off to:

Lounge

12'9 x 11'5 (3.89m x 3.48m)

With uPVC double glazed front bay window, central heating radiator, tiled fireplace with living flame coal effect gas fire and TV aerial.

Dining Room

11'5 x 10'6 (3.48m x 3.20m)

With central heating radiator, tiled fireplace with gas fire, TV aerial and double glazed sliding patio doors.

Kitchen

14'7 max - 7'8 min x 6'1 (4.45m max - 2.34m min x 1.85m)

With fitted units comprising work top surfaces to two sides, inset stainless steel single drainer sink unit with double door base cupboard with drawer below, space and plumbing for an automatic washing machine and further corner door base cupboard with drawer. On the opposite wall there are double and two single door base cupboards with drawers, electric cooker point, three drawer base unit, space for fridge/freezer, single glazed side window with louvred top panel, concealed central heating radiator, three double and two single door wall cupboards with a bridging unit, tiled splash-backs, tiled effect floor, uPVC double glazed rear window and a uPVC double glazed side door leads into a:

Conservatory

8'6 x 10'7 (2.59m x 3.23m)

With power and light installed, door off to an outside WC and door leading through to the garden.

Landing

With access to loft space and doors off to:

Bedroom One

12'10 x 10'4 (3.91m x 3.15m)

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

Bedroom Two

11'6 x 10'10 (3.51m x 3.30m)

With uPVC double glazed rear window, central heating radiator, telephone point, built-in airing cupboard housing the Combi boiler and double door built-in linen cupboard to side of the chimney breast.

Bedroom Three

8'3 x 6'5 (2.51m x 1.96m)

With uPVC double glazed front window and central heating radiator.

Shower Room

A fully tiled shower room with suite comprising shower tray, Triton electric shower unit, pedestal wash hand basin, low level WC, tiled effect floor, central heating radiator, electric heater fitment and uPVC obscure double glazed rear window.

Front

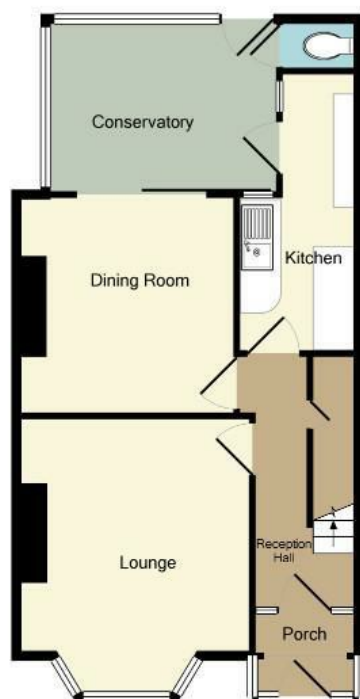
There is a low maintenance gravelled front garden with central bed, brick boundary wall and paved pathway leading to the front door.

Rear

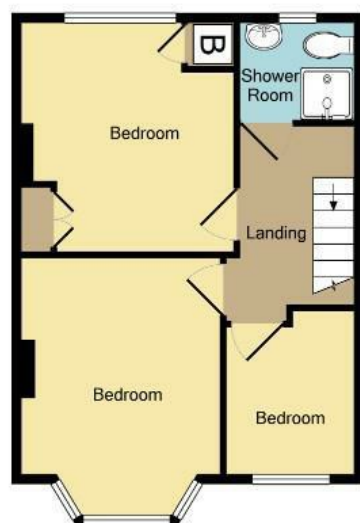
With a brick built shed and lean-to store, enclosed lawn garden beyond, small paved patio area, side pathway, rear store/shed and rear vehicular access beyond.



Call for your **FREE VALUATION**



Ground floor



1st floor

Measurements are approximate. Not to scale. Illustrative purposes only.
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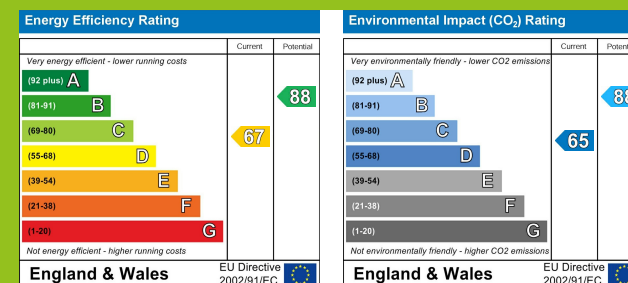
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