



William Bristow Road
Cheylesmore, Coventry





William Bristow Road

Cheylesmore, Coventry, CV3 5LN

A handsome black and white extended traditional semi-detached property situated on a prominent corner position and offering scope for updating. The property is handily positioned at the top end of Daventry Road close to the London Road providing excellent access to a range of amenities and the City Centre. The property is offered for sale with immediate vacant possession and no further chain and benefits from uPVC double glazing and gas fired central heating. The property briefly comprises; porch, reception hall, front living room, extended rear dining/sitting room, extended breakfast kitchen, first floor landing, four bedrooms and family bathroom. To the outside there are lawn gardens extending to three sides and direct vehicular access leading to a brick garage and adjoining carport.



Entrance Porch

Double opening glazed Georgian style doors lead into a porch entrance with matching front and side panels, quarry tiled floor and part obscure glazed entrance door leads into a:

Reception Hall

With telephone point, central heating radiator, staircase leading off to the first floor with door off to:

Ground Floor Cloakroom

With suite comprising wash hand basin with tiled splashback, low level W.C., extractor fan, ceiling light point, door to under stairs cupboard housing the electric meter. Doors then lead off to the following accommodation:

Front Living Room

14'2 into bay x 12'5 (4.32m into bay x 3.78m)

With uPVC leaded light double glazed front bay window, double and single panel central heating radiators, Briquette fireplace with tiled hearth and ?????, further uPVC leaded light double glazed window to the side elevation and TV aerial.

Extended Rear Dining/Sitting Room

19'3 x 10'5 (5.87m x 3.18m)

With uPVC leaded light double glazed window to the side elevation, serving hatch through to the kitchen, wall mounted gas fire, two single panel central heating radiators, two ceiling light points and double glazed sliding patio doors leading out onto the rear garden.

Extended Breakfast Kitchen

18'11 x 7'5 (5.77m x 2.26m)

With range of fitted units comprising work top surfaces on two sides, stainless steel single drainer sink unit with mixer tap with double door base cupboard with single drawer below, additional range of double and single door base cupboards with drawers, inset four ring hob, three double door wall cupboards, tall two door larder cupboard, tall housing unit with built in double oven with top and bottom cupboards, space and plumbing for appliances, wall mounted electric fan heater, serving hatch through to the rear dining sitting room, tiled splashbacks, two fluorescent strip lights with further ceiling light point, double panel central heating radiator, uPVC double glazed windows to side and rear elevations, with inset ??? extractor fan and uPVC part obscure double glazed door leading outside.

First Floor Landing

With a built in airing cupboard housing the Baxi gas fired combi boiler (installed within the last two years) with adjoining double door built in airing cupboard with shelving and also housing a central heating radiator, access to loft space, two ceiling light points and the following accommodation leading off:

Bedroom One (Front)

14'3 x 11'7 (4.34m x 3.53m)

With uPVC leaded light double glazed front window, single panel central heating radiator, telephone point, two ceiling light points, further uPVC leaded light double glazed window to the side elevation and range of open fitted wardrobes with sliding door high level cupboards above.

Bedroom Two (Rear)

13'7 x 10'4 (4.14m x 3.15m)

With uPVC double glazed rear window, single panel central heating radiator, fitted pedestal wash hand basin with tiled splashback and fluorescent strip light with electric shaver socket.

Bedroom Three (Middle)

7'11 x 10'10 (2.41m x 3.30m)

With uPVC leaded light double glazed window to the side elevation, single panel central heating radiator and two ceiling light points.

Bedroom Four/Study (Front)

8'5 x 6'5 (2.57m x 1.96m)

With uPVC leaded light double glazed front window and single panel central heating radiator.

Family Bathroom

9'1 x 7'1 (2.77m x 2.16m)

With white suite comprising panel bath with a Triton electric shower unit, shower screen, pedestal wash hand basin, low level W.C., central heating radiator, inset ceiling spotlighting, wall mounted electric fan heater, fully tiled walls and uPVC obscure double glazed rear window.

Front

The property is situated on a prominent corner plot with lawn garden set back behind brick boundary walling and abundance of mature shrubs and trees, there is a side wrought iron gate leading to a pathway to the front door, there is a further side area of lawn garden with mature borders and low level brick boundary walling and side pathway extending from the front via a side fence with pedestrian gate leading into:

Enclosed Sunny Rear Garden

With additional side pedestrian access from William Bristow Road with wrought iron gate, the enclosed garden comprises a paved patio area with lawn beyond mature borders and beds, an abundance of shrubs, plants and trees, substantial side fencing, there is a substantial detached brick built garage with up and over door with adjoining car port with direct vehicular access leading from William Bristow Road, the access has currently been boarded over with fencing which could easily be removed.



Call for your **FREE VALUATION**

Ground Floor
Approx. 63.7 sq. metres (685.3 sq. feet)



First Floor
Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 126.2 sq. metres (1358.8 sq. feet)



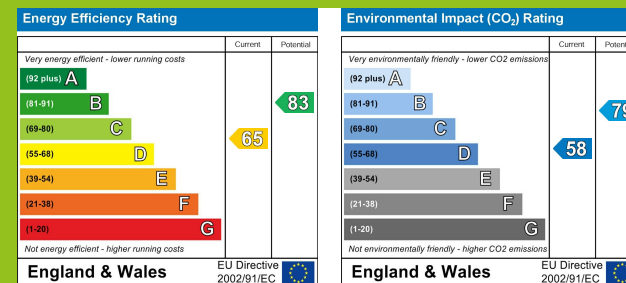
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