



Crecy Road
Cheylesmore, Coventry





Crecy Road

Cheylesmore, Coventry, CV3 5HR

A traditional semi-detached property handily placed within Cheylesmore and convenient for the nearby Asda store, Quinton Park, Daventry Road shopping parade and a number of other useful local amenities. The property offers uPVC double glazing, gas central heating and has been recently redecorated. The accommodation briefly comprises recess porch entrance, reception hall, front dining room, separate rear living room with feature fireplace, fitted kitchen with a useful utility room leading off. To the first floor there are three bedrooms and a family bathroom with corner bath and shower. To the outside there is a small front garden with double opening gates leading onto a side driveway through to a car-port and through double opening gates to a rear detached concrete sectional garage. The rear garden is a particular feature of the property having of a private south-facing aspect with seating areas, mature planting and ornamental pond and water features.



Recessed Porch Entrance

Leads to a feature part double glazed entrance door.

Reception Hall

With central heating radiator, laminate flooring, uPVC obscure double glazed side window, staircase leading off to the first floor with under-stairs storage cupboard housing gas and electric meters and doors lead off as follows:

Dining Room (Front)

12'0" into bay x 10'5" (3.66m into bay x 3.18m)

With uPVC double glazed front bay window, central heating radiator, recess chimney breast, laminate flooring and telephone point.

Lounge (Rear)

13'2" x 10'1" (4.01m x 3.07m)

With central heating radiator, fireplace with feature gas fire, laminate flooring, Sky TV point, telephone point and uPVC double glazed patio doors lead out to the rear garden.

Kitchen

10'2" x 5'9" (3.10m x 1.75m)

With fitted units comprising work top surfaces extending to two sides, inset stainless steel single drainer sink unit with mixer tap, base cupboard below, gas cooker point (with gas cooker included in the sale), space for domestic appliances, on the opposite wall there are two single door base cupboards and three drawer base unit, double door glass fronted display cabinet, useful pantry cupboard with shelving and uPVC obscure double glazed side window, additional uPVC obscure double glazed window to the kitchen with extractor fan, tiled floor, tiled splash-backs in modern ceramics and part glazed door leading through to:

Rear Utility

5'1" x 5'6" (1.55m x 1.68m)

With fitted work surface with space and plumbing below for appliances, base storage cupboard, power and light, sealed unit double glazed rear window, tiled floor, uPVC obscure double glazed side window and part glazed door leading through to the rear garden.

First Floor Landing

With a uPVC obscure double glazed side window, built in overstairs linen cupboard, access to loft space and doors lead off to the following accommodation:

Bedroom One

12'9" into bay x 9'6" minimum 10'3" maximum (3.89m into bay x 2.90m minimum 3.12m maximum)

With uPVC double glazed front bay window and central heating radiator, TV aerial and telephone point and wall and ceiling light points.

Bedroom Two

12'7" x 10'3" (3.84m x 3.12m)

With uPVC double glazed rear window, central heating radiator, exposed floor boards, built-in cupboard surrounding gas fired combi boiler, Sky TV point and telephone point.

Bedroom Three

7'9" x 6'5" (2.36m x 1.96m)

With uPVC double glazed front window, central heating radiator, laminate flooring and telephone point.

Bathroom

With three piece suite comprising corner panelled bath with Triton electric shower unit, rail and curtain, wash hand basin, low level W.C., tiled floor, chrome heated towel rail, tiled walls extending to full height around the bath and shower and a uPVC obscure double glazed rear window.

Front

To the front there is a small front garden set back behind a brick boundary wall with wrought iron trellising and double opening wrought iron gates provide access to a side driveway providing off-road parking and a side car-port.

Garage

Double opening wooden gates lead through to a rear detached concrete sectional garage with double opening metal front doors and having power and light installed.

Enclosed Garden

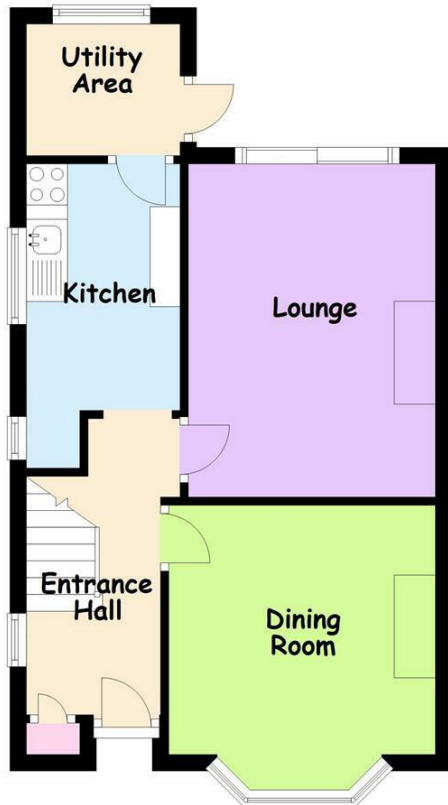
There is an enclosed private south-facing mature garden with decked patio with covered veranda, outside lighting and tap, lawn garden with water features and ornamental pond, mature borders, garden shed and substantial fencing on all sides.



Call for your **FREE VALUATION**

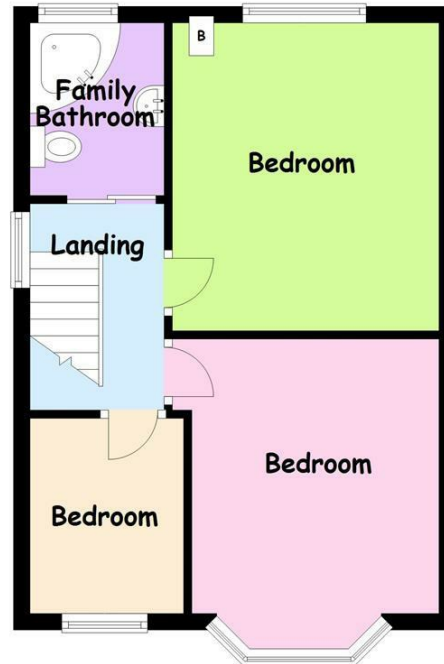
Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)



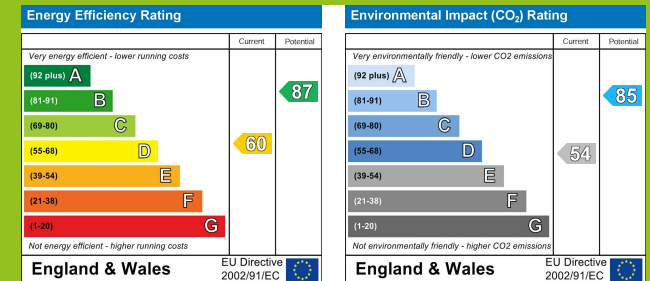
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