



Coopers Meadow
Keresley End, Coventry





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Keresley End, Coventry, CV7 8RL

Viewing is highly recommended for this particularly well presented and spacious three bedroom, three storey town house, situated in this much sought after modern development. The stylish and well proportioned family residence briefly comprises; entrance hallway, ground floor W.C, office room, delightful kitchen/ diner with uPVC double doors overlooking the rear garden, first floor landing, spacious lounge, master bedroom with en-suite shower room, second floor landing, two further bedrooms and modern fitted family bathroom. Externally there are neatly laid out gardens to both the front and rear with the additional benefit of allocated parking and garage. Early viewing essential.



Front Garden

To the front of the property is a low maintenance foregarden, with pathway leading to uPVC composite door.

Entrance Hallway

With gas central heating radiator, carpeting throughout, ceiling light point, useful store cupboard, staircase rising to the first floor, and doors off to the following:

Ground Floor Office

9'4" x 6' (2.84m x 1.83m)

With gas central heating radiator, uPVC window to the front elevation, ceiling light point, carpeting throughout and power.

Ground Floor WC

With low level WC, wash hand basin, gas central heating radiator, ceiling light point and extractor unit.

Kitchen/Dining Room

19'7" x 12'8" (5.97m x 3.86m)

Dining Area

With uPVC double doors with side panels leading to enclosed rear garden, gas central heating radiator, three ceiling light points, TV aerial point, power, with opening through to:

Kitchen Area

Comprising: roll top work surfaces extending to three sides, inset stainless steel sink unit with drainer, space for slim line dishwasher, four ring gas hob with oven below and extractor unit over, space and plumbing for automatic washing machine, base and eye level storage cupboards and power.

First Floor Landing

With staircase rising to the second floor, ceiling light point, gas central heating radiator, power and doors leading off to the following accommodation:

Lounge

12'8" x 12'4" (3.86m x 3.76m)

With twin uPVC windows to the front elevation, two gas central heating radiators, ceiling light point, TV aerial point carpeting throughout, telephone point and power.

Bedroom One (Rear)

12'8" x 9'9" (3.86m x 2.97m)

With twin uPVC windows to the rear elevation, gas central heating radiator, ceiling light point, carpeting throughout, power and door opening into:

Ensuite Shower Room

6'4" x 6'1" (1.93m x 1.85m)

With raised shower cubicle and power shower over, low level WC, wash hand basin, being partially tiled throughout, vinyl flooring, ceiling light point and extractor unit.

Second Floor Landing

With carpeting throughout, ceiling light point, power and doors off to the following accommodation:

Bedroom Two (Front)

12'9" x 11'1" (3.89m x 3.38m)

With uPVC window to the front elevation, gas central heating radiator, ceiling light point, useful storage cupboard housing water heater and power.

Bedroom Three (Rear)

12'8" x 8'1" (3.86m x 2.46m)

With 'Velux' window to the rear elevation, gas central heating radiator, ceiling light point, power and carpeting throughout.

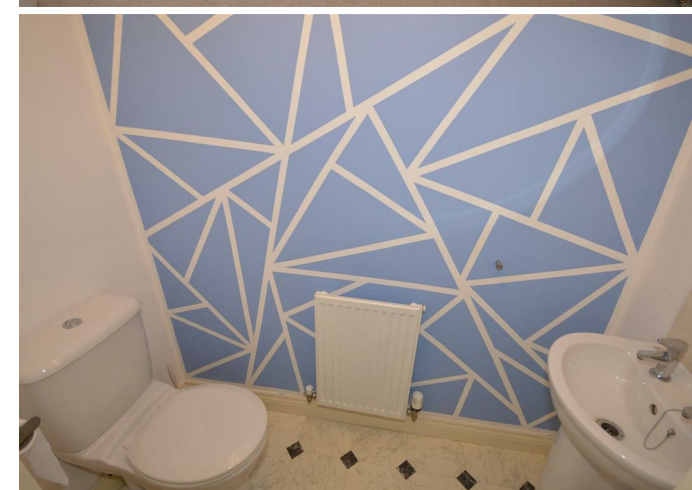
Bathroom

6'4" x 5'6" (1.93m x 1.68m)

With matching suite comprising: low level WC, panelled bath with shower over, partial tiled splashbacks, wash hand basin, gas central heating radiator, ceiling light point, extractor unit, and vinyl flooring.

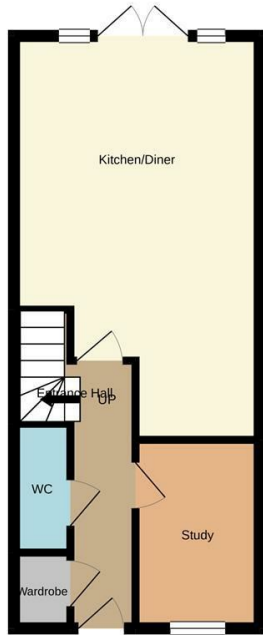
Rear Garden

There is a low maintenance enclosed rear garden with paved patio, lawn garden, borders and substantial fencing to all sides.

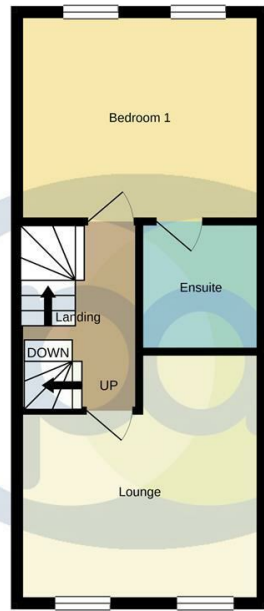


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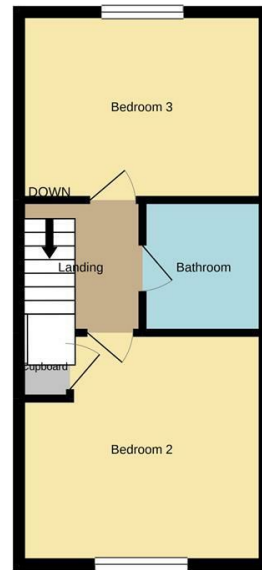
Ground floor
348 sq.ft. (32.3 sq.m.) approx.



1st floor
347 sq.ft. (32.2 sq.m.) approx.



2nd floor
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: approx.
sq ft



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B	82		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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