



- Semi-Detached Property
- Three Bedrooms
- Downstairs W/C

- Open-Plan Kitchen/Diner
- Beautifully Presented
- Allocated Off-road Parking



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Here is a fantastic opportunity to purchase a well-presented, three bedroom, semi-detached property located in a popular area of Coventry close to local amenities. Benefitting from modern décor, central heated radiators, off-road parking and double glazed windows throughout. In brief this accommodation comprises of; an entrance hall, open-plan kitchen/diner, lounge and W/C to the ground floor. To the first floor there is a family bathroom and three bedrooms. Externally the property benefits from a private rear garden and a Garage and additional parking space. Viewing is strongly recommended.

**HALL** With doors leading to the W/C and kitchen/diner also with stairs ascending to the first floor.

**W/C** Ground floor cloak room having low level W/C, central heated radiator and hand wash basin.



**OPEN-PLAN KITCHEN/DINER** 11' 5" x 13' 6" (3.48m x 4.12m) A modern kitchen with laminate flooring, a neat range of matching wall and base mounted units with work surfaces over, tiled splash backs, integrated electric oven with four ring gas hob and extractor fan over, stainless steel sink with drainer and mixer tap, space and facilities to accommodate further appliances, central heated radiator and a double glazed window to the front aspect. There is open-plan access to the Lounge.



**LOUNGE** 14' 7" x 11' 5" (4.45m x 3.50m) A stunning reception room with a central heated radiator, double glazed French doors opening into the rear garden, and access to a useful storage cupboard.



**BEDROOM ONE** 14' 8" x 9' 7" (4.49m x 2.93m) A double bedroom having a fitted cupboard space, central heated radiator and two double glazed windows to the front aspect.



**BEDROOM TWO** 8' 0" x 9' 9" (2.44m x 2.98m) Having a central heated radiator and double glazed window to the rear aspect.



**FRONT ASPECT** A modern front aspect with laid lawn, flower beds with shrubbery, and a paved pathway to the front door.



**BEDROOM THREE** 6' 7" x 6' 5" (2.02m x 1.96m) Having a central heated radiator and double glazed window to the rear aspect.

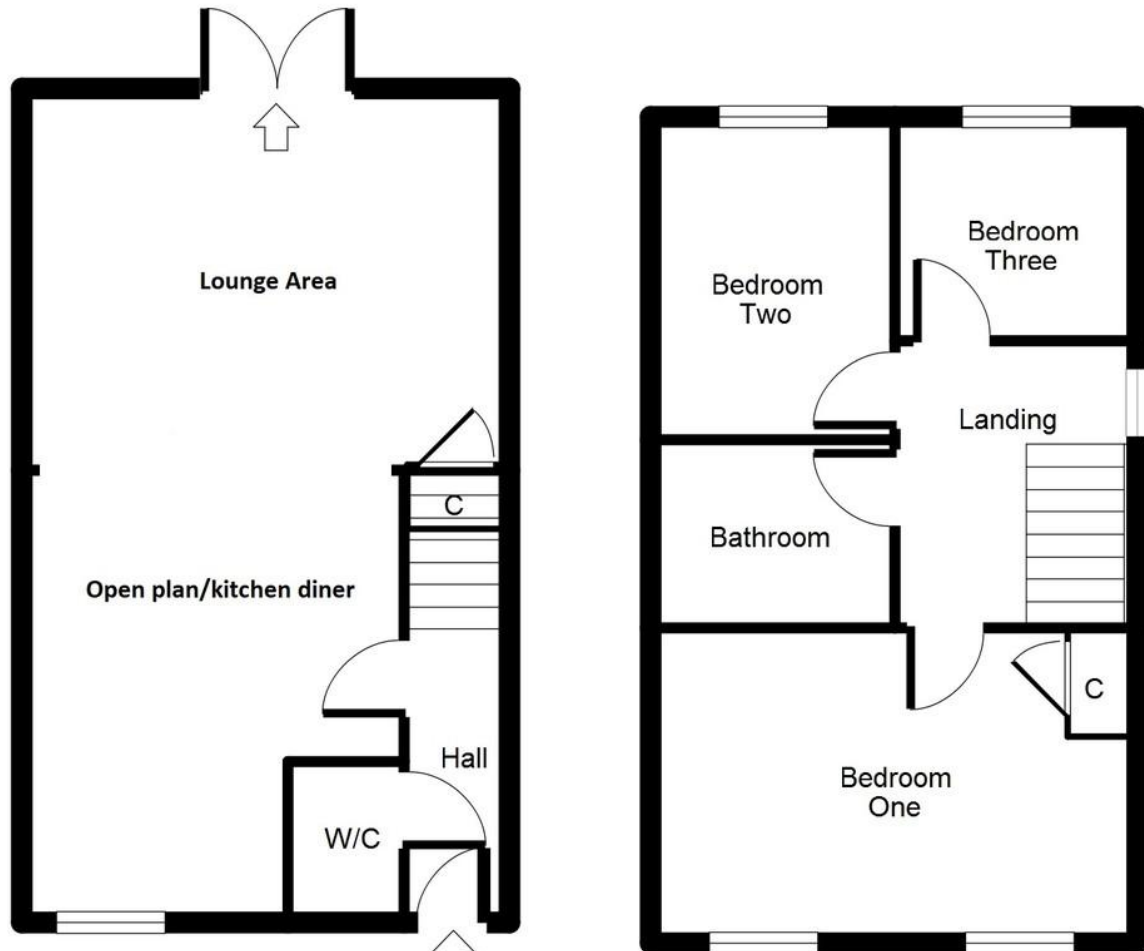


**GARDEN** A well maintained rear aspect with initial patio area, a lawn, shed for storage and fencing to the boundaries. There is also access to the Garage.

**BATHROOM** 8' 2" x 5' 4" (2.51m x 1.64m) A partially tiled family bathroom offering three piece suite comprising of panelled bathtub with shower over, low level W/C and pedestal wash basin, and a central heated radiator.

**GARAGE** With an up-and-over door and also an additional parking space for another vehicle.





For illustrative purposes only. Measurements are approximate and not to scale.  
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