

- Extended 4 Bed Semi-Detached
- Take The 3D Virtual Tour
- Stunning Kitchen/Dining/Family Room

- En-Suite to Bedroom One
- Driveway Parking
- Downstairs WC



TAKE THE 3D VIRTUAL TOUR Here is a fantastic opportunity to purchase a beautifully presented, four bedroom semi detached property located in Longford in Coventry. Boasting a stunning Kitchen/Dining/Family Room with bi-folds, a sizeable Lounge, downstairs W/C and a well-maintained rear garden with a Summer House. In brief, the property comprises; Hall, Lounge, Kitchen/Dining/Family Room and W/C to the ground floor. On the first floor there are Bedrooms Two, Three and Four and the Shower Room. On the second floor is Bedroom One and the En-suite Bathroom. Externally offering a driveway to the front for parking multiple vehicles, and a good-sized, enclosed garden to the rear with a Summer House with power & lighting.

HALL With stairs ascending to the first floor, access to a useful storage cupboard and doors leading to the Lounge and Kitchen/Dining/Family Room.

LOUNGE 11' 8" x 27' 9" (3.56m x 8.46m) A sizeable reception rooms benefitting from a double glazed bay window to the front aspect and doors leading into the Kitchen.



W/C With a low level W/C, wash hand basin and central heated radiator.

LANDING With stairs rising from the ground floor and ascending to the second floor, and doors leading to accommodation.

BEDROOM TWO 11' 6" x 12' 5" (3.51m x 3.81m) A double bedroom having a central heated radiator and double glazed window to the rear aspect.

KITCHEN/DINING/FAMILY ROOM 17' 3" x 14' 11" (5.26m x 4.55m) A stunning Kitchen/Dining/Family Room full of natural light with double glazed bi-folds opening onto the rear patio, a skylight, and two wall-mounted central heated radiators. The kitchen includes an island/breakfast bar, a matching range of wall and base mounted units with work surfaces over, a sink with drainer and mixer tap, space for a range-style cooker, and integrated appliances including fridge-freezer and dishwasher. There is also a door leading to the W/C.



BEDROOM THREE 9' 6" x 12' 5" (2.92m x 3.81m)

Another double bedroom with fitted wardrobes, a central heated radiator and double glazed window to the front aspect.



BEDROOM FOUR 6' 7" x 8' 7" (2.01m x 2.62m)

Having a central heated radiator and double glazed window to the front aspect.

SHOWER ROOM 6' 0" x 8' 5" (1.85m x 2.57m) A modern shower room having a walk-in shower, low level W/C, hand wash basin, storage cupboards, central heated towel rail and a double glazed opaque window.

BEDROOM ONE 12' 0" x 15' 3" (3.68m MAX x 4.65m)

A spacious bedroom situated on the second floor and having a central heated radiator, eaves storage, double glazed window to the rear aspect and a door leading to the En-suite.



ENSUITE BATHROOM 6' 7" x 5' 8" (2.01m x 1.75m)

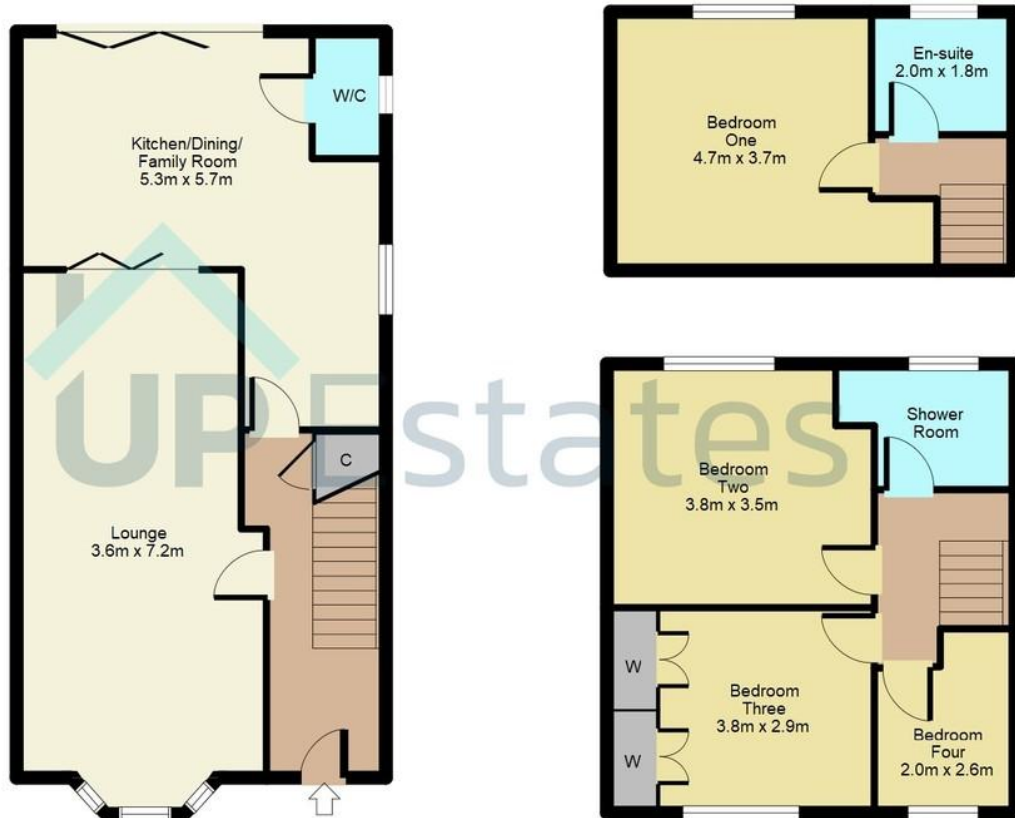
A modern, fully tiled bathroom having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



FRONT ASPECT A well-presented front aspect with a driveway for off-road parking, and side access to the rear.

GARDEN A sizeable, enclosed rear garden with a patio followed by a lawn and a path leading to the Summer House at the rear. The Summer House benefits from power and lighting, and could be used as a workshop.





For illustrative purposes only. Measurements are approximate and not to scale.
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APPROX GROSS INTERNAL FLOOR AREA: 115 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		

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