

OPENING DOORS SINCE 1843

Loveitts<sup>est. 1843</sup>  
THE ESTATE AGENTS

22 Nolan Close  
Coventry, CV6 6QB

Offers Over £305,000

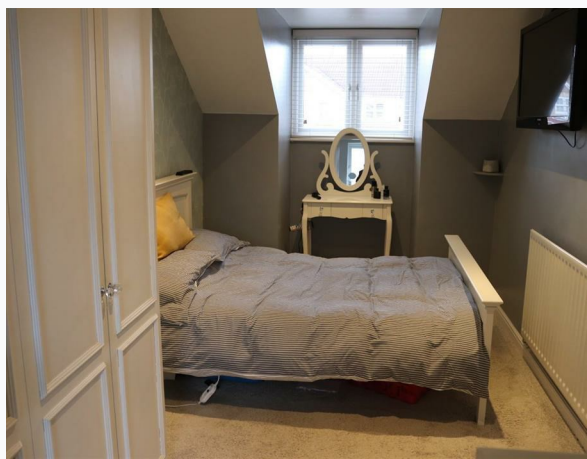




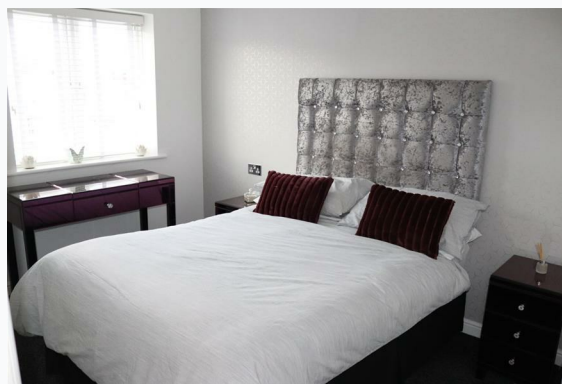
# 22 Nolan Close

Coventry, CV6 6QB

This much improved and well presented detached family home is situated in a cul-de-sac location in the popular residential area of Ash Green having good communication links to the motorway network and the Ricoh Area shopping park. In Brief the accommodation comprises entrance hall, cloakroom W.C with a modern white coloured low level W.C and pedestal hand wash basin. Spacious open plan lounge with Amtico wooden flooring, feature marble style fire place with incorporated coal effect gas fire and opens to the fabulous refitted dining kitchen which also has Amtico wooden flooring and a range of modern shaker style units, feature centre Island, integrated appliances which include hob and oven. First Floor landing providing access to four good size bedrooms with the master bedroom having a range of fitted wardrobes and en suite shower room comprising a shower cubicle, vanity unit with incorporated hand wash basin and a low level W.C. There is also a further en suite shower located off the second bedroom again having a shower cubicle, vanity unit with incorporated hand wash basin and a low level W.C. Further family bathroom having a modern suite including panelled bath with a mixer tap shower, vanity unit with incorporated hand wash basin and a low level W.C. The property also benefits from gas fired central heating and PVCu double glazing. Outside the front garden is laid to lawn with a tarmacadam driveway providing off road parking and leads to the garage. The enclosed rear garden is laid to lawn with a paved patio area and a further wooden decked patio. Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.





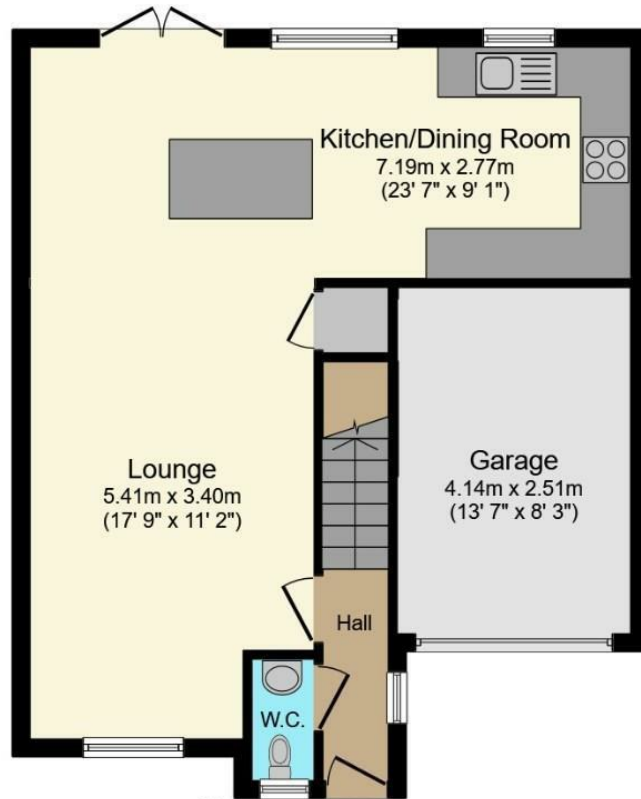


- Much Improved Detached
- Spacious Open Plan Lounge
- Refitted Dining Kitchen With Centre Island
- Integrated Appliances
- Cloakroom W.C
- Four Good Size Bedrooms
- Two En Suite Shower Rooms
- GFCH & PVCu Double Glazing
- Gardens & Garage
- Must Be Seen





## Floor Plan



### Ground Floor

Floor area 57.0 sq. m. (614 sq. ft.) approx



### First Floor

Floor area 54.0 sq. m. (581 sq. ft.) approx

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		



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