



Cromwell Road
Coton Green
£324,950

*** EXCELLENT FAMILY HOME WITH GREAT POTENTIAL - 30FT LONG GARAGE - ATTRACTIVE DOUBLE WIDTH DRIVEWAY ***. For sale with MARK WEBSTER estate agents is this link-detached property briefly comprising: Kitchen, lounge/diner, guest WC, three bedrooms, bathroom, rear garden, long garage and a double width driveway.

PORCH

Having double glazed windows, tiled floor and a door to...

ENTRANCE HALL

Tiled floor, stairs leading off to the first floor landing, door to a useful under stairs storage cupboard and doors to...

GUEST WC

5' 3" x 2' 8" (1.6m x 0.81m)

Opaque double glazed widows to front and side aspects, tiled floor, single panelled radiator, useful vanity storage with wash basin and a low level WC.

KITCHEN

7' 10" x 9' 8" (2.39m x 2.95m)

Double glazed window to front aspect, tiled floor, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, stainless steel sink, space for a gas cooker, wall mounted central heating boiler and three further appliance spaces.

LOUNGE/DINER

19' 3" x 16' 2" maximum (5.87m x 4.93m)

(11' 9" x 9' 8" minimum) Double glazed window to rear aspect with double glazed French doors giving access to the rear garden, laminated wooden effect flooring, two single panelled radiators and a feature fireplace with inset gas fire.

FIRST FLOOR LANDING

Double glazed window to side aspect, single panelled radiator, door to a useful storage cupboard and further doors to...

BEDROOM ONE

13' 9" x 9' 5" maximum (4.19m x 2.87m)

(11' 5" x 7' 1" minimum) Double glazed window to front aspect and a single panelled radiator.

BEDROOM TWO

11' 7" x 8' 10" to fitted wardrobe (3.53m x 2.69m)

Double glazed window to rear aspect, single panelled radiator and sliding doors to a fitted wardrobe.



BEDROOM THREE

8' 8" x 6' 10" (2.64m x 2.08m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

5' 4" x 6' 4" (1.63m x 1.93m)

Opaque double glazed window to front aspect, laminated wooden effect flooring, single panelled radiator, pedestal wash basin, low level WC and a panelled bath with electric shower over.

GARAGE

30' 6" x 8' 3" (9.3m x 2.51m)

Having double opening doors, power, light, window to rear aspect, useful utility area to the rear and a further rear access door.

TO THE EXTERIOR

To the front of the property is an attractive double width block paved driveway with a well kept planted border to the left hand side. There is access to the garage and steps leading up to the entrance door. The low maintenance rear garden has a covered paved patio area with access to the garage. There is a further large gravelled patio area with planted borders and space for a timber storage shed.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

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GROUND FLOOR 702 sq.ft. (65.3 sq.m.) approx.
1ST FLOOR 424 sq.ft. (39.4 sq.m.) approx.



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