





## Property Description

A beautifully presented semi-detached property situated in a lovely development approximately four years old located between Balsall Common and Kenilworth with easy access to South Coventry, close to countryside walks and good access to local train station. Briefly comprising of guest cloakroom, lounge, kitchen, Amtico flooring throughout the ground floor, two bedrooms, ensuite to master and family bathroom. In addition, there is a tandem driveway providing off road parking and lawned rear South facing garden.

## Approach

Front door leads through to the entrance hallway, having further door leading through to:

## Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin, window to the front.

## Kitchen

14' 6" x 13' Max ( 4.42m x 3.96m Max )

Fitted with a range of white gloss base and wall mounted units with Granite work surfaces sink with insinkerator and optional Quooker hot water tap, fridge freezer, dishwasher and washer dryer, four ring gas hob with canopy hood above and eclectic oven and grill beneath

## Lounge

14' 6" x 11' 3" Max ( 4.42m x 3.43m Max )

With patio doors to the rear overlooking and leading to garden, built in storage cupboard.

## First Floor Landing

Staircase rising from the hallway, storage cupboard, loft hatch giving access to roof space.

## Bedroom One

12' 6" x 11' 6" Plus dressing area (3.81m x 3.51m Plus dressing area )

Built in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

## Ensuite

Fitted with a white contemporary suite comprising of double shower cubicle, low level WC, wash hand basin with mixer tap, heated towel rail, obscure glazed window to the rear.

## Bedroom Two

11' 7" x 7' 7" ( 3.53m x 2.31m )

Built-in wardrobes providing hanging and shelving space, window to the front and Amtico flooring.

## Family Bathroom

Fitted with a white suite comprising of bath with shower over, low level WC, wash hand basin, window to the front. heated towel rail.

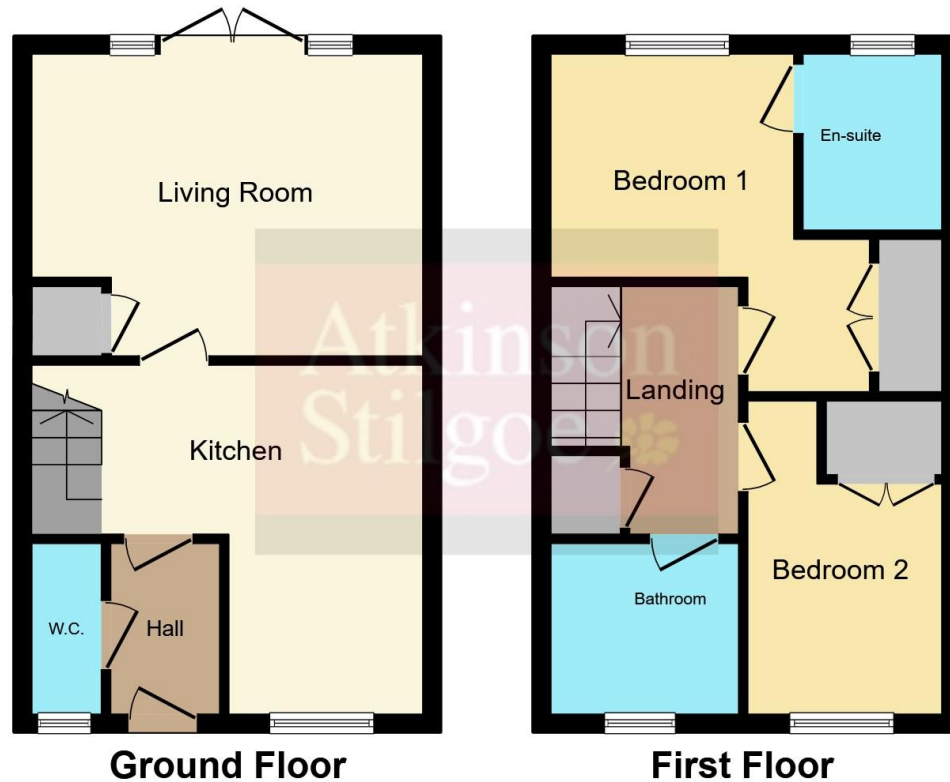
## Outside

To the front of the property there is a tandem driveway providing parking for two cars with wall mounted electric car charge ready point.

## Rear Garden

Enclosed and laid to lawn with patio area and gated side access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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