





Property Description

A lovely spacious semi detached family home situated in one of Coventry's most sought after roads within the Finham Park school catchment area, with easy access to Kenilworth, Coventry City Centre and Leamington. Accommodation briefly comprises entrance porch, good size lounge/dining room, conservatory with patio doors opening onto rear garden, recently fitted kitchen with integral appliances, three double bedrooms on the first floor, shower room and separate WC, the property benefits from a larger than average rear garden with large brick built outbuilding suitable for gym, home office or workshop, driveway providing off road parking for several cars and garage.

Approach

Double glazed front door leads through to:

Entrance Porch

Double glazed window to the side, double glazed internal door through to:

Through Lounge / Dining Room

23' x 16' 5" Max (7.01m x 5.00m Max)

Window to the front, feature fireplace, double doors leading through to:

Conservatory

13' 1" x 11' (3.99m x 3.35m)

Constructed of UPVC double glazed windows and double doors overlooking and leading to garden, ceiling fan, radiator.

Kitchen

12' 8" x 12' (3.86m x 3.66m)

Recently fitted Wren kitchen comprising base and wall mounted units with complementary granite work surfaces, sink and drainer, integrated electric double oven and induction hob with cooker hood over, built -in microwave, integral dishwasher, window to the rear overlooking garden, double doors to the side leading to garden, door through to:

Pantry

Having space and plumbing for automatic washing machine.

First Floor Landing

Dog-leg staircase, large window to the side, loft hatch giving access to good size roof space, retractable ladder and two windows with-in the roof space.

Bedroom One

12' 8" x 12' (3.86m x 3.66m)

Window to the front, fitted wardrobes providing hanging and shelving space.

Bedroom Two

11' 11" x 10' (3.63m x 3.05m)

Window to the rear, built-in cupboard.

Bedroom Three

12' 8" x 9' (3.86m x 2.74m)

Window to the rear overlooking garden.

Shower Room

Fitted with a corner shower cubicle, wash hand basin set into vanity unit, heated towel rail and obscure glazed window to the rear.

Separate W/C

Comprising low level WC and obscure glazed window to the rear.

Loft Space

Fully boarded with retractable ladder, two Velux windows and power.

Outside

Front Of Property

To the front of the property there is large driveway providing parking for several cars and giving direct access to garage.

Rear Garden

Good size rear garden laid to lawn with patio area, pathway leading to workshop.

Brick Built Workshop / Gym

26' 6" x 9' 1" (8.08m x 2.77m)

Patio doors, windows, light and power.





Ground Floor



First Floor



Outbuilding

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

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Band: D

Tenure: Freehold

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