



 **3**  
Bedrooms

 **2**  
Bathrooms





Immaculate 3-bed semi-detached townhouse with landscaped garden. High-spec kitchen, French doors to garden, parking for 2, EV charging, NHBC warranty. Close to Jaguar Land Rover, transport links, amenities.

**\*\*EPC RATING B\*\*EV CHARGING POINT\*\*BUILT 2019\*\*** Suttons presents a stunning three-bedroom semi-detached townhouse, boasting a meticulously landscaped rear garden that beckons tranquility. The property is strategically located, offering swift access to Jaguar Land Rover, major transport arteries including the A46/Eastern Bypass, M6, A45, and A444, as well as the vibrant hub of Coventry City Centre/Airport and Middlesmarch Industrial Estate.

Upon stepping into this abode, you'll be greeted by a welcoming hallway guiding you towards an expansive open-plan kitchen/diner/lounge area, thoughtfully designed to facilitate seamless everyday living. The kitchen is a testament to luxury living, adorned with high-specification appliances including a top-of-the-line fridge/freezer, washing machine, oven, and induction hob. Additionally, the ground floor is complemented by a convenient W/C, while the lounge effortlessly transitions to the garden through elegant French patio doors.

Ascending to the first floor, discover a partially tiled family bathroom boasting a shower over the bath, a rear double bedroom exuding comfort, and a single 'L' shaped bedroom featuring built-in storage. Ascend further to the second floor to find the master double bedroom, generously appointed with ample built-in storage.

Outside, the rear garden is a masterpiece of landscaping, meticulously crafted to offer a sanctuary of serenity. Bursting with vibrant shrubs and defined by elegant sleeper borders, this outdoor oasis is perfect for unwinding or entertaining. A covered patio area provides an ideal venue for gatherings, while a decked area offers an enchanting spot for al fresco dining.

Further enhancing this property are two off-road parking spaces, an EV charging point, a wired alarm system, fast internet connectivity, a water tap to both front and rear, an outstanding Energy Performance Certificate (EPC) rating, and the absence of an onward chain. The NHBC warranty offers peace of mind, with approximately 5 years of coverage. Moreover, the current owner has meticulously upgraded the property, including additional lounge lighting and a high-spec kitchen equipped with top-quality appliances.

Good to know:

EPC - B

Council Tax - B - £1700 pa

If rented we expect the property to achieve £1,150 pcm.

Internal space - 72 Square meters / 775 Square feet

Freehold

Its understood that the developer will introduce a communal park/space for the local community to use in the near future, to which a nominal charge will be paid for this. Further details on this will be sourced directly by your conveyancer.

Built 2019 by Persimmons Homes.

Combi boiler serviced June 2023.

Measurements in foot:

Hallway - consumer unit location.

Open plan kitchen/diner/lounge - 21.74 x 11.85 (max)

Ground floor W/C - 4.45 x 2.53

1st Floor

Rear bedroom - 11.89 x 7.46

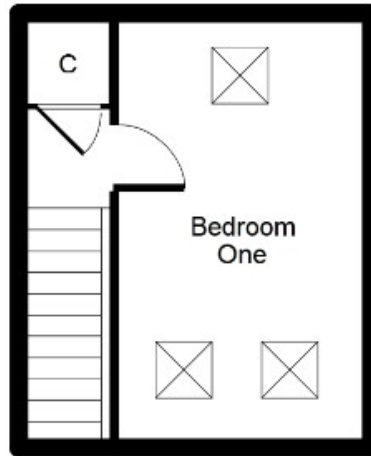
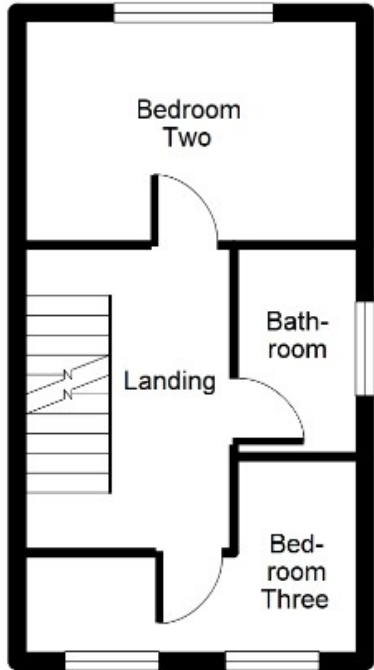
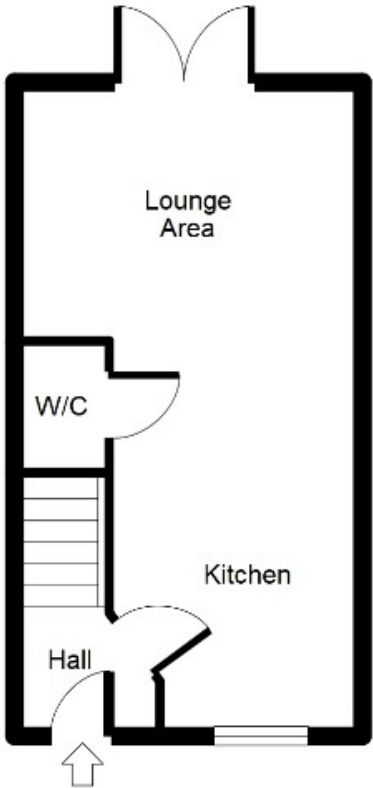
Bathroom - 5.62 x 5.14


Front bedroom - 'L' Shape - 7.32 (max) x 5.21 / x 11.78 (max)

2nd Floor

Storage cupboard.

Master double bedroom 15.06 x 8.38



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: 21 Willow Way, CV3

