



Ainsbury Road, Coventry

Offers In The Region Of £625,000

- Attractive Character Four Bedroom Detached In Leafy Canley Gardens
- Living/Dining Room & Family Room
- Refitted Kitchen
- Four Bedrooms & Refitted Shower Room
- Beautiful Landscaped Rear Garden & No Onward Chain
- Enclosed Porch & Reception Hall
- Energy Rating E-54
- Rear Lobby, Walk In Panty & Cloakroom W.C
- Garage/ Utility Room
- Coventry City Council Band E

Ainsbury Road, Coventry

OPEN DAY SATURDAY 1st JUNE 11.00-1.00 PM CALL FOR A APPOINTMENT. A deceptively spacious attractive character four bedroom detached house very well located and offered for sale in this well respected area of Canley gardens benefiting from gas fired central heating and double glazing. The area offers good local amenities, within walking distance of the railway station, good communication links with the A45 being close by. Briefly offers: enclosed porch, reception hall, living room/dining room and family room, fitted kitchen kitchen with lobby, pantry and cloakroom w.c first floor landing, four good bedrooms and shower room, single garage. Good sized gardens to front, and rear, the property is offered for sale with no onward chain and viewing is highly recommended.



Council Tax Band: E



Approach

Over a block paved driveway to an enclosed porch with uPVC double glazed front windows and composite door with ceramic tiling to floor, 3 ceiling downlighters, panelled and glazed door into the

Reception Hall

With wood parquet block flooring, radiator, LED downlighters, panels to wall and useful open understairs storage area. Smoke alarm door to useful storage cupboard with hanging and shelf with ceiling light, telephone point and opaque glazed window into the porch.

Living Room

With wood parquet flooring, double glazed window to front and side, radiator, living flame effect coal gas fire with marble composite inset and hearth, feature ceiling light, and centre rose, coving, opening to the

Dining Room

With parquet flooring, radiator, double glazed French doors onto the patio with an archway to the

Family Room

10'3" x 9'11"

With wood laminate flooring, LED down lighters, ceiling light, t.v point with a radiator and double glazed windows to the front and rear.

Kitchen

9'11" x 9'10"

Comprehensively refitted with a range of matching beech fronted base and wall units, with marble effect rounded edge work surfaces. One and a half, bowl black, composite sink with chrome mixer tap. Integrated four ring stainless steel gas hob with illuminated stainless steel extractor hood above, eye level Neff fan assisted oven and grill, ceramic tiling to splash back areas and floors, LED downlighters, a double glazed window to front, panelled and glazed door into the

Lobby

With ceramic tiles to floor double glazed rear door, ceiling light, door to a panty with shelving and a doorway to the

Cloakroom W.C.

With an encased low level W.C. with useful high gloss storage cupboard over a vanity wash hand basin with cupboard below and central mixer tap, opaque double glazed window to rear.

Utility/Garage

19'2" x 9'10"

With ceramic tiling to floor, double glazed window to side, marble effect rounded edge work surfaces with matching base cupboards below. Space and plumbing for washing machine and separate dryer, metal roller garage door to the front, wall mounted electric isolation unit and electric and gas meters.

First Floor Landing

With oak strip floor, LED downlighters, smoke alarm, access to

insulated and part boarded loft space, door to the airing cupboard housing the Vaillant combination boiler servicing the hot water and central heating vented through the loft and doorways into the

Bedroom

14'6" x 9'10"

With double glazed windows to side and rear, radiator, ceiling light, LED downlighters.

Bedroom

12'2" x 9'11"

With double glazed window to front, coving, ceiling light, radiator.

Bedroom

11'10" x 9'10"

With double glazed window to rear and, radiator, LED downlighters, ceiling light.

Bedroom

9'8" x 9'10"

With double glazed window to front, radiator, ceiling light, coving, led downlighters and useful over stair bulk head storage cupboard.

Shower Room

With a three piece white suite with low level encased W.C., vanity wash hand basin with chrome mixer tap, corner shower cubicle with Mira shower, porcelain tiles to walls, heated chrome towel rail, opaque double glazed window to rear.

Rear Garden

A delightful feature of the beautifully established and stocked borders with a superb array of different shrubs, plants and bushes with a patio space. Brick shed and hexagonal summer house with power and further to the rear is an additional patio with screening to Canley Brook.

Front

To the front of the property is a block paved driveway with parking for three or four cars, inset lawn and well kept hedged enclosed boundaries.

Tenure

The property is freehold

Services

All mains services are connected.

Mobile Coverage;

EE, Vodafone, Three, O2

Broadband;

Basic - 6 Mbps

Superfast - 47 Mbps

Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability

BT, Sky, Virgin



Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

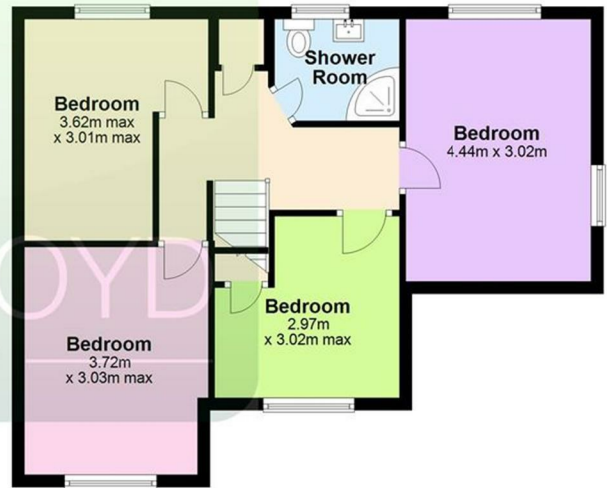
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 72.9 sq. metres



First Floor
Approx. 55.4 sq. metres



Total area: approx. 128.3 sq. metres