



JULIE PHILPOT
RESIDENTIAL

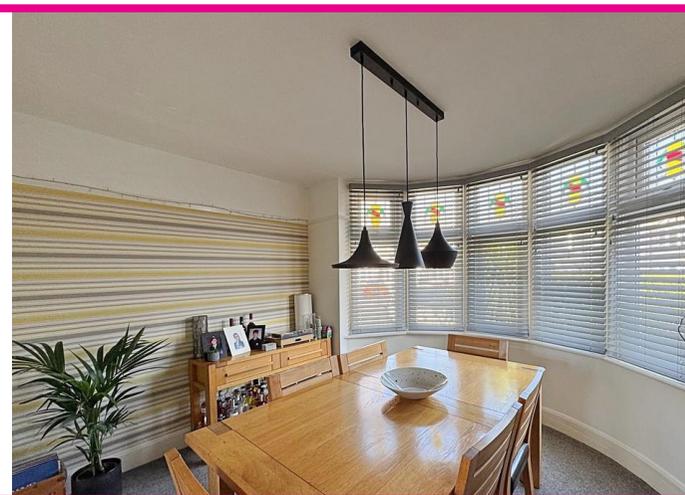


43 Bromleigh Drive | Copeswood | Coventry | CV2 5LW

£369,950

A superb pre-war 1930's double bayed extended semi detached home being immaculately presented and providing spacious accommodation with three double bedrooms plus a study/nursery/bedroom four, two bathrooms, two reception rooms and a refitted kitchen/diner. The property benefits from many recent improvements, is well planned and also has a delightful, mature, larger than average rear garden with a sunny aspect. There is driveway parking and a detached garage. This has been a much loved family home, in a convenient location with viewing highly recommended.

- Popular Residential Location
- Three/Four Bedrooms
- Larger Than Average Garden
- Garage & Driveway Parking



Property Description

ENTRANCE HALL

A spacious and welcoming entrance to the property with Amtico flooring, radiator and understairs storage space. Dado rail and picture rail.

KITCHEN/BREAKFAST ROOM

Having been recently refitted with an extensive range of cupboard and drawer units including deep pan drawers, tall pull out larder and tall broom/utility store cupboard off of which combine to provide lots of useful storage space. Integrated dishwasher, washing machine, fridge/freezer, wall mounted double oven and induction four ring hob having stainless steel extractor hood over and glass splashback. Ceiling lantern, complementary worktops and space for dining table and chairs. French double doors to rear garden.

LOUNGE

17' 7" x 12' 4" (5.36m x 3.76m)
With French double doors to rear garden, dual aspect windows, tv aerial connection, dimmer switch, picture rail, radiator and Stovax log burner. Double doors to:

DINING ROOM

12' 4" x 11' 0" (3.76m x 3.35m)
With bay window, picture rail and radiator.

FIRST FLOOR LANDING

With dado rail and picture rail, radiator and smoke detector.

DOUBLE BEDROOM TWO

14' 3" x 10' 9" (4.34m x 3.28m)
With bay window, radiator and range of built in wardrobes.

DOUBLE BEDROOM THREE

12' 3" x 11' 6" (3.73m x 3.51m)
With dado rail, laminate wood flooring, radiator, rear garden views and storage cupboard housing Vaillant gas combination boiler.

STUDY/NURSERY/BEDROOM FOUR

7' 0" x 5' 0" (2.13m x 1.52m)
This room provides a variety of uses depending upon the owners needs, it has been a bedroom and it is now perfect as a home office. Radiator and feature Oriel shaped window.

LOFT CONVERSION

MASTER BEDROOM

16' 2" x 11' 9" (4.93m x 3.58m) Restricted Height To Sides

This loft conversion is used as the master bedroom by the present owners, it can equally be a teenager's room or a guest room. Laminate wood flooring, access to under eaves storage space, built-in wardrobes and radiator.

SHOWER ROOM

With shower enclosure having glazed shower screen and Mira shower, pedestal wash basin, w.c. and Velux window. Built in storage cupboard and complementary tiling.

OUTSIDE

GARDENS

The property has very attractive, mature gardens to the front, side and rear. The front has dwarf walling and hedging forming the front boundary along with an attractive garden area. The rear garden is a very special feature to the house as it is larger than average, has a very high degree of privacy and a sunny aspect. There is an area of lawn plus well established plants, shrubs, climbing plants, pergola, specimen and fruit trees and hedging all combining to offer interest and colour as well as plenty of room for socialising as there is a built in bbq and eating areas.

DETACHED SINGLE GARAGE & PARKING

Having double timber doors, personal door to rear garden, light and power plus driveway parking in front of the garage.

There is also additional driveway parking to the front and side of the property for two vehicles with stone chippings for easy maintenance.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

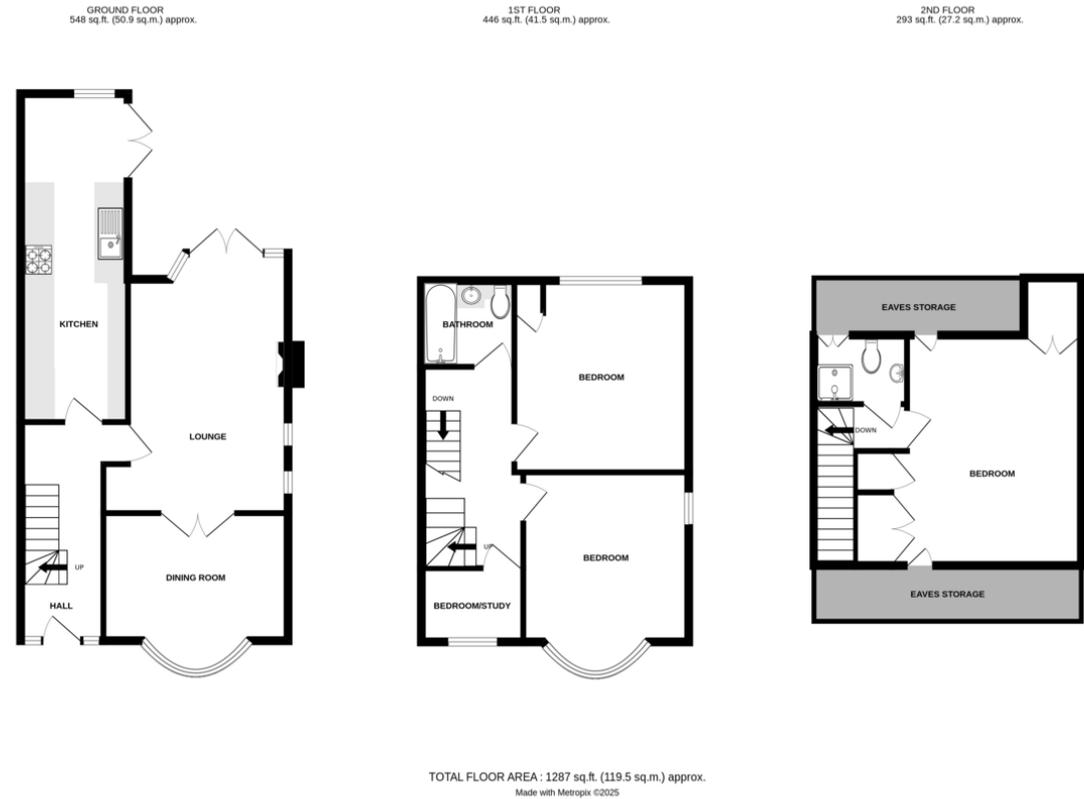
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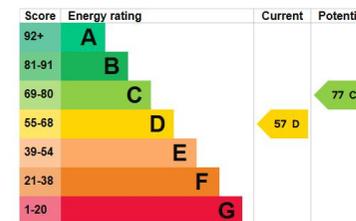
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60