



HR ESTATE AGENTS

4 Bedrooms

House - Detached

£550,000

Located in

Coventry





# Aldermans Green Road

## Coventry | | CV2 1PQ



James Whalley is proud to present The Graceland — an immaculate, detached family home built just five years ago with no expense spared.

### Ground Floor

As you enter, you're greeted by a welcoming hallway separate from the kitchen, with a convenient ground-floor WC.

The heart of the home is the stunning kitchen, complete with a breakfast island, marble worktops, integrated appliances, and elegant spotlights throughout. A useful utility room sits just off the kitchen, providing access to the integral garage, which offers parking for one car and leads out to the front of the property.

Continuing through the bright and airy hallway, you'll find a versatile study/home office. The spacious lounge features stylish bi-fold doors opening out to the garden, flooding the room with natural light. There is also an additional reception room, currently used as a dining room, which also enjoys bi-fold doors leading to the rear garden.

### First Floor

Upstairs, the generous landing is filled with natural light and leads to four well-proportioned bedrooms.

The luxurious master bedroom benefits from its own en-suite and dressing room, while bedroom four also features an en-suite. Bedrooms two and three are both spacious doubles, perfect for family or guests.

### Externally

# Aldermans Green Road

£550,000 Freehold



- Built In 2020
- EPC Rating B
- Two Lots Of Bi Fold Doors
- Two Ensuites
- Garage
- Detached Family Home
- Underfloor Heating
- Fire Prevention Sprinkler System
- Four Double Bedrooms



TOTAL FLOOR AREA : 2444 sq.ft. (227.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan detailed here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Council Tax Band E

## Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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