

Willow Way, Coventry, CV3 3HU



## **Property Description**

This well presented four bedroom detached home has ample accommodation and will be offered for sale with no chain!

In brief the accommodation comprises: an entrance hall, front lounge, WC, opening up into the spacious kitchen/diner and separate utility, both having doors into the rear garden. Upstairs, there are three bedrooms, a family bathroom and en-suite. On the top floor there is the main bedroom with another en suite.

Externally the property benefits from a lawn rear garden with patio areas and pergola. To the back, a private garage and driveway.











## **Ground Floor** Approx. 44.5 sq. metres (479.1 sq. feet) First Floor Approx. 44.3 sq. metres (476.4 sq. feet) Second Floor Approx. 27.3 sq. metres (293.6 sq. feet) Bedroom 3 Bedroom 4 Kitchen/Diner 2.89m x 2.93m (9'6" x 9'7") 2.89m x 2.52m (9'6" x 8'3") 2.86m x 5.55m (9'5" x 18'3") Bedroom 1 Utility 5.70m x 3.40m (18'8" x 11'2") WC Landing 1.64m x 2.36m (5'5" x 7'9") Landing Hall En-suite Lounge 3.72m (12'2") x 4.02m (13'2") max Bedroom 2 3.29m x 4.02m (10'10" x 13'2")

Total area: approx. 116.1 sq. metres (1249.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance puposes only.

Plan produced using PlanUp.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## **Key Features**

- Detached Home
- Four Bedrooms
- No Chain
- Kitchen/Diner
- Utility Area
- En Suite on Two Bedrooms
- Garage To Rear
- Driveway Parking
- Ideally Located
- Generous Accommodation

£325,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -Coventry City Council