

## 41 Cranford Road Coundon, Coventry, CV5 8JF

A stunning, beautifully kept, double bayed end-terraced family home, lying within this much sought after and peaceful side-road. With many outstanding features, this very appealing home really needs to be seen and features a double width front driveway providing essential off-road parking together with a delightful, sunny rear garden enjoying an excellent seating/entertaining area. Comprising of an entrance hall, through lounge/diner, open plan integrated kitchen, three bedrooms and a modern bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Coundon is an established and highly popular district, located to the north-western side of town, with the Holyhead Road enabling excellent access to and from the city centre. The local area features many shops, bus services and parks, therefore ideal for growing families. Several schools are situated within Coundon, primary schools featured are Hollyfast, Moseley and Christ the King. Coundon Court is a secondary school with a growing reputation. The delightful open spaces of Coundon Wedge and Lake View Park are perfect for dog walkers.

£285,000

# 41 Cranford Road

Coundon, Coventry, CV5 8JF



- TASTEFULLY PRESENTED END-TERRACE
- OPEN PLAN GROUND FLOOR
- CLOSE TO POPULAR SCHOOLS
- GAS HEATING, DOUBLE GLAZING
- MODERN INTEGRATED KITCHEN
- EASY ACCESS TO THE A45
- COLOURED BLOCK PAVED DRIVEWAY
- BEAUTIFUL SUNNY REAR GARDEN

## ON THE GROUND FLOOR

Entrance Hall

12'8 x 5'3

Through Lounge/Diner

22'1 plus bay x 10'9 into chimney breast

Open Plan Kitchen

17'6 x 4'3 min

## ON THE FIRST FLOOR

Bedroom No.1

10'7 plus bay x 9'9

Bedroom No.2

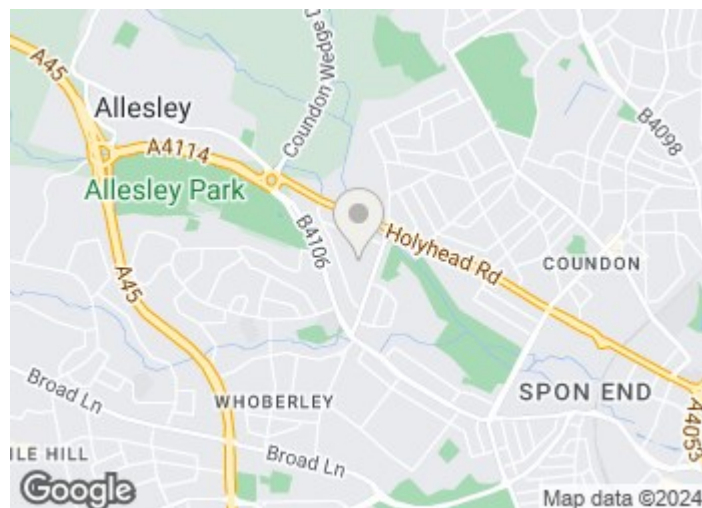
11' x 8'2 plus wardrobes

Bedroom No.3

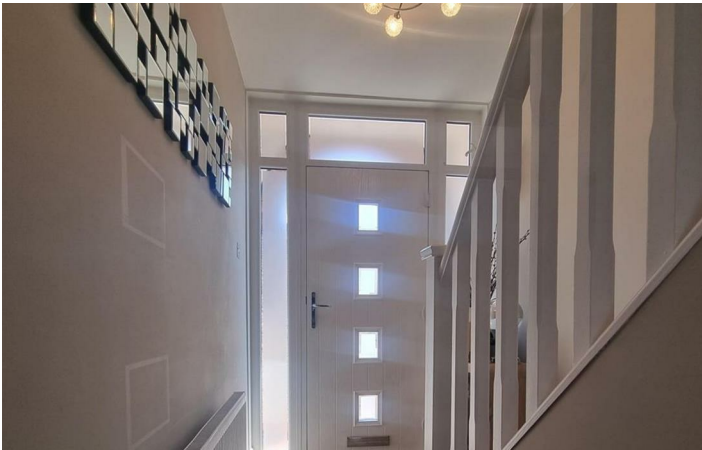
7'7 x 6'5

Bathroom

5'7 x 5'5



[Directions](#)





# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	