



Connells

Woodshires Road
Longford Coventry



Property Description

This substantial four bedroom semi detached residence is situated in the sought after residential area of Longford, being immaculately presented. The accommodation briefly comprises ground floor w/c, lounge, dining room, fitted breakfast kitchen with high gloss units and utility room. Upstairs there are four bedroom, en suite shower room to master bedroom and family bathroom,. Externally there is a driveway and integral garage, and low maintenance paved rear garden. Needs to be viewed to be appreciated.

Approach

Front door.

Entrance Hall

Stairs rising to first floor, radiator, laminate flooring.

Lounge

11' 6" x 15' 6" (3.51m x 4.72m)
Double glazed window to the front elevation, radiator, gas fire and laminate flooring.

Dining Room

14' 6" x 8' 4" (4.42m x 2.54m)
Radiator, understairs cupboard and double doors to kitchen.

Fitted Kitchen

13' 10" x 9' (4.22m x 2.74m)
wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric oven and gas hob with cookerhood over, integral fridge/freezer, integral fridge/freezer, integral microwave, 3 double glazed windows to the rear elevation.

Utility Room

7' x 16' 8" (2.13m x 5.08m)
Plumbing for washing machine, radiator, door to garage and further door opening to rear garden.

Ground Floor W/C

Comprising toilet, wash hand basin with tiled splashback, radiator and double glazed window to the rear elevation.

First Floor Landing

Doors to:

Bedroom One

13' 11" x 14' 4" (4.24m x 4.37m)
2 double glazed windows to the front elevation, built-in wardrobes, laminate flooring and 2 radiators.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the side elevation.

Bedroom Two

13' 5" x 8' 5" (4.09m x 2.57m)
Double glazed window to the front elevation, built-in cupboard and radiator.

Bedroom Three

11' 2" x 8' 5" (3.40m x 2.57m)
Double glazed window to the rear elevation, built-in cupboard and radiator.

Bedroom Four

8' 7" x 7' (2.62m x 2.13m)

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Fitted Bathroom

Tiled, comprising bath, wash hand basin, toilet and double glazed window to the rear elevation.

Outside

Front Of Property

Dropped curb providing parking for several vehicles and access to the single garage.

Rear Garden

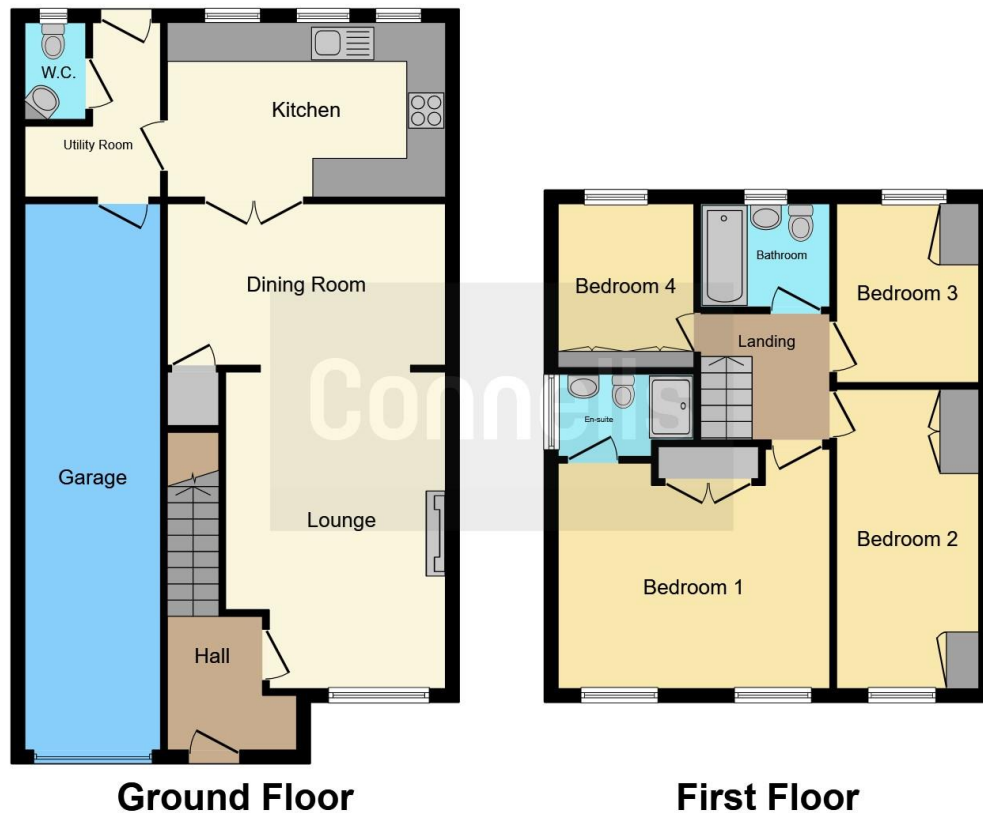
Low maintenance rear garden with spacious patio area and fenced perimeters with a mixture of mature trees and shrubs.

Garage

27' 1" x 7' 2" (8.26m x 2.18m)

Up & over door and power.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D

view this property online connells.co.uk/Property/COV318138

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV318138 - 0006