



Connells

Channel Way
Longford Coventry



Property Description

This detached family home is situated in the residential area of Longford and benefits of double glazing and gas central heating (as specified) The accommodation comprises on the ground floor: entrance hall, lounge, dining room, fitted kitchen, utility room and guest cloakroom. On the first floor there are four bedrooms, the master bedroom with en-suite shower room and a family bathroom. Externally there is a driveway providing off road parking, garage and an enclosed rear garden.

Approach

Front door.

Entrance Hall

Laminate flooring, radiator.

Guest W/C

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

Lounge

17' 6" into bay x 12' 3" max (5.33m into bay x 3.73m max)

Double glazed bay window to the front elevation, radiator, television point and laminate flooring. Archway to:

Dining Area

11' 3" excluding window x 7' 11" max (3.43m excluding window x 2.41m max)

Double glazed patio doors leading to the rear garden, laminate flooring and radiator.

Fitted Kitchen

16' 3" max x 11' 2" excluding window (4.95m max x 3.40m excluding window)

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, space for domestic appliance, radiator, laminate flooring, double glazed window to the rear elevation.

Utility Room

6' 9" x 5' 3" (2.06m x 1.60m)

Base mounted unit with single drainer stainless steel sink unit, plumbing for washing machine, laminate flooring and door to garage.

First Floor Landing

Doors to;

Master Bedroom

12' 1" excluding window x 9' max (3.68m excluding window x 2.74m max)
Double glazed window to the rear elevation, radiator and laminate flooring.

En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the rear elevation.

Bedroom Two

15' excluding window x 8' 8" max (4.57m excluding window x 2.64m max)
Double glazed window to the front elevation and radiator.

Bedroom Three

13' 5" max x 8' 6" excluding window (4.09m max x 2.59m excluding window)
Double glazed window to the rear elevation and radiator.

Bedroom Four

11' 2" excluding window x 8' 11" max (3.40m excluding window x 2.72m max)
Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the front elevation.

Outside

Front Of Property

Lawned area with access to driveway providing off road parking.

Rear Garden

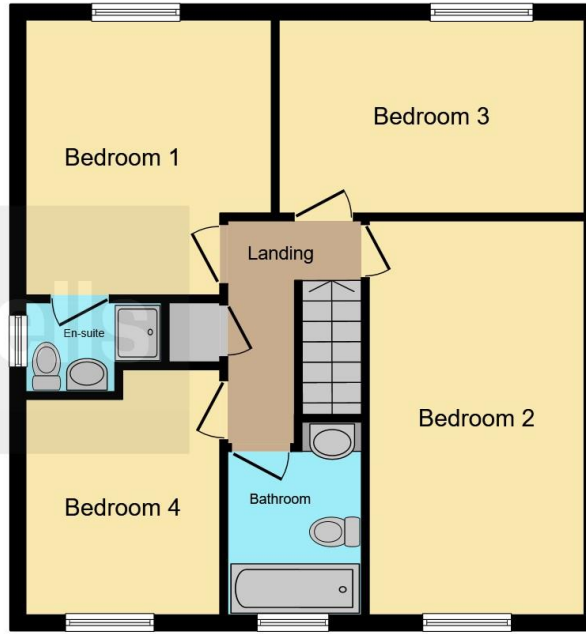
Enclosed with patio area beyond being laid to lawn.

Garage





Ground Floor



First Floor



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

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EPC Rating: C

view this property online connells.co.uk/Property/COV320068

Tenure: Freehold



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