



Connells

Ivens Grove
Aldermans Green Coventry



Property Description

This semi-detached family home is situated in a quiet cul-de-sac benefiting from solar panels, generous rear garden and a driveway providing off road parking for two vehicles and a garage. The accommodation briefly comprises: ground floor w/c, lounge, fitted kitchen/diner with patio doors opening onto rear garden. Upstairs there is a family bathroom, three bedrooms, bedroom one with en-suite.

Approach

Front door.

Porch

Inner door to;

Lounge

16' 2" x 10' 4" (4.93m x 3.15m)

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

Inner Hall

Stairs rising to first floor and doors to;

Guest W/C

Comprising, toilet, wash hand basin, laminate flooring and radiator.

Fitted Kitchen/ Diner

18' 9" x 7' 8" (5.71m x 2.34m)

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, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden.

First Floor Landing

Storage cupboard.

Bedroom One

14' 3" x 9' 7" (4.34m x 2.92m)

2 double glazed windows to the front elevation, radiator and door to:

En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, radiator, laminate flooring, extractor fan and double glazed window to the front elevation.

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to the rear elevation and radiator.

Bedroom Three

9' 8" x 7' 11" (2.95m x 2.41m)

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath, wash hand basin, toilet, radiator, laminate flooring and double glazed window to the side elevation.

Outside

Front Of Property

Driveway providing off road parking.

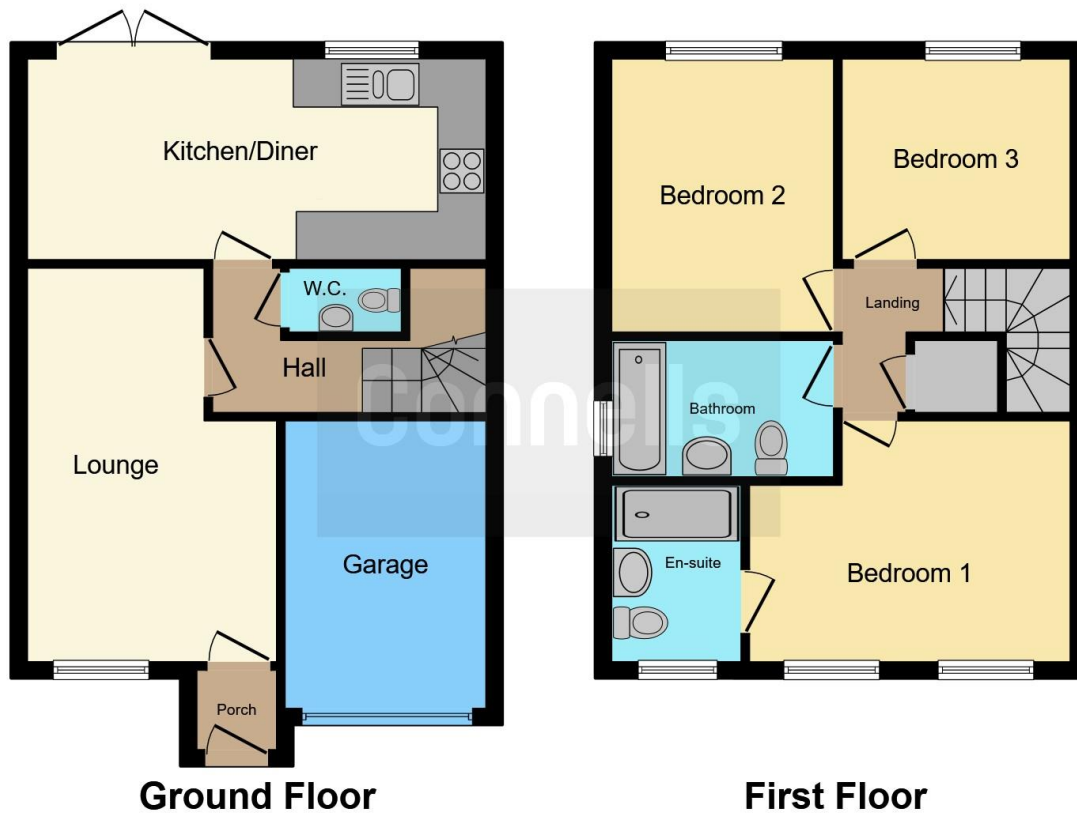
Rear Garden

Patio area beyond being laid to lawn.

Garage

Single garage.





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: B

view this property online connells.co.uk/Property/COV320396

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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