



Connells

The Earls Croft
Cheylesmore Coventry



Property Description

This double bayed well presented semi detached property is situated in the popular residential area of Cheylesmore, being close to local amenities and benefiting from a driveway that provides off road parking for a number of vehicles. The accommodation briefly comprises: ground floor lounge, dining room, study/play room and an extended fitted breakfast kitchen. Upstairs there are three bedrooms and a fitted bathroom.

Porch

Double glazed windows to the front & side elevations and a double glazed front door.

Entrance Hall

Stairs rising to first floor, radiator.

Lounge

16' 11" into bay x 11' 1" (5.16m into bay x 3.38m)

Double glazed bay window to the front elevation, radiator, television point and feature log burner. Double doors to;

Dining Room

10' 6" plus recess x 10' 3" max (3.20m plus recess x 3.12m max)

Double glazed windows to the side & rear elevations, radiator and double glazed patio doors leading to the rear garden.

Fitted Breakfast Kitchen

14' 1" plus recess x 13' 3" (4.29m plus recess x 4.04m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Kitchen island, electric oven and electric hob with cookerhood over, plumbing for washing machine, space for domestic appliance, laminate flooring, double glazed window to the rear elevation, door to rear lobby and further door to:

Office/ Play Room

9' 3" x 6' 4" (2.82m x 1.93m)

Double glazed window to the front elevation, laminate flooring and radiator.

First Floor Landing

Double glazed window to the side elevation and doors to;

Bedroom One

13' 3" into bay x 8' plus recess (4.04m into bay x 2.44m plus recess)

Double glazed bay window to the front elevation, fitted wardrobes and radiator.

Bedroom Two

13' 3" max x 8' 8" plus recess (4.04m max x 2.64m plus recess)

Double glazed window to the rear & side elevations and radiator.

Bedroom Three

7' 9" x 6' 9" (2.36m x 2.06m)

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 rear elevation.

Outside

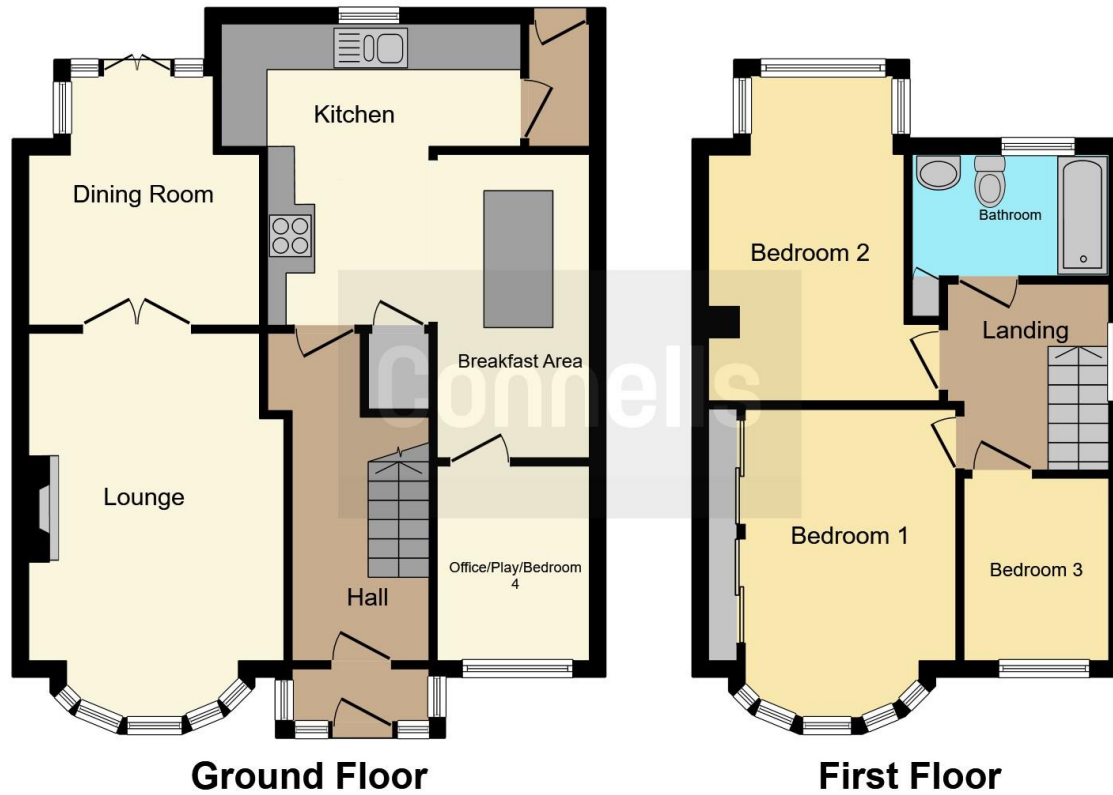
Front Of Property

Driveway providing off road parking for several vehicles.

Rear Garden

Decked patio area beyond being laid to lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

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Tenure: Freehold



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