



**Connells**

Jardine Crescent  
Coventry





## Property Description

Nestled to the side of Limbrick Wood we have a unique three bedroom detached family home. The property is in need of modernisation but has the scope to become an amazing family residence. Offered with no upward chain and comprises of an entrance hallway, large lounge, kitchen, cloakroom, three first floor bedrooms and a family bathroom. Driveway to the front and access to the garage and a mature rear garden.

## Approach

Double glazed door leading to:

## Entrance Hall

Stairs rising to the first floor and doors to:

## Lounge

20' 9" max x 24' 2" max ( 6.32m max x 7.37m max )

Double glazed window overlooking the rear garden with double glazed patio doors opening to the rear, gas fire and warm air vent.

## Kitchen

10' 4" x 9' 10" ( 3.15m x 3.00m )

The kitchen comprises of a range of wall and base mounted units incorporating a one and a half bowl stainless steel sink with drainer unit, work surfaces and splashbacks over. gas oven with hob and hood above, floor mounted heater and double glazed window to the front aspect.

## Cloakroom

Being part tiled and comprises of a low level wc, wash hand basin and a sky light.

## First Floor Landing

Access to loft space and doors off to:

## Bedroom One

13' 2" x 9' 9" ( 4.01m x 2.97m )

Double glazed window to the front and rear, warm air heating vent and a door opening onto the balcony.

## Bedroom Two

13' 1" x 10' ( 3.99m x 3.05m )

Double glazed window to the front and side aspect and warm air heating vent.

## Bedroom Three

9' 11" x 9' 11" ( 3.02m x 3.02m )

Double glazed window to the front aspect and warm air heating vent.

## Bathroom

Being part tiled and comprising of a bath, shower cubicle, low level wc, wash hand basin set within a vanity unit and a double glazed window to the front aspect.

## Outside

### Front Garden

To the front of the property is a driveway providing off road parking, lawned area and border.

### Garage

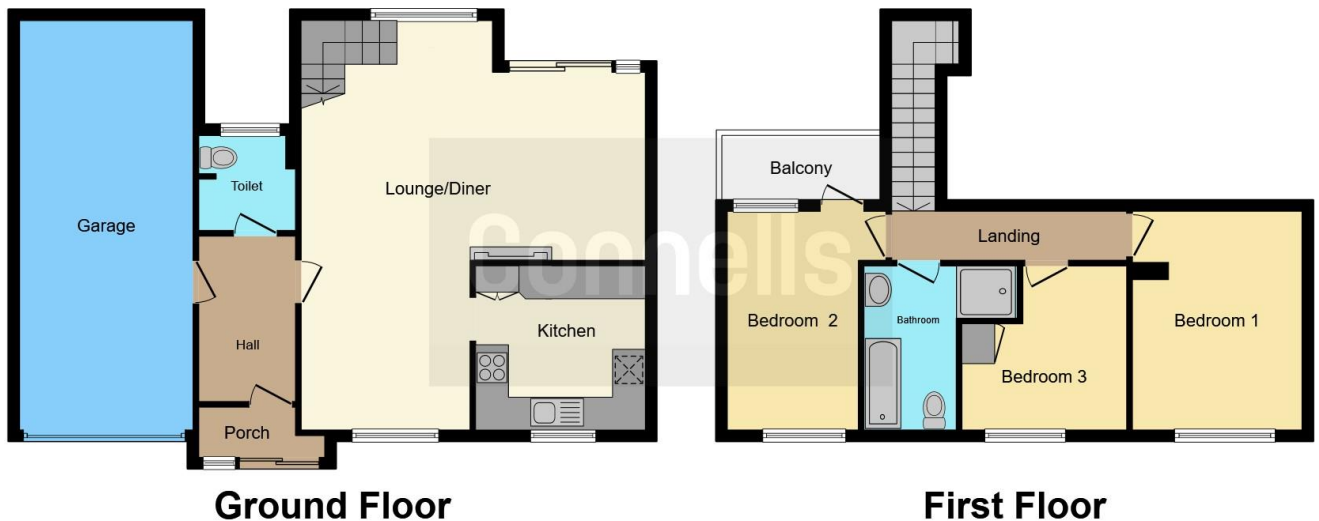
30' 11" x 15' 9" max ( 9.42m x 4.80m max )  
Up and over door, power, light and a useful utility area.

### Rear Garden

To the rear we have a patio area beyond being laid to lawn with herbaceous borders and views across Limbrick Wood.







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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Tenure: Freehold



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