



**Connells**

Wildcroft Road  
Whoberley Coventry



### Property Description

This beautifully presented semi detached family home must be viewed internally to appreciate the accommodation on offer. The property is situated in the popular residential area of Whoberley, being close to the local network links, amenities and within good schools catchment. The accommodation briefly comprises: ground floor guest w/c, lounge, dining room, bedroom, conservatory and fitted kitchen. To the first floor there are two good size bedrooms and a fitted bathroom. Externally there is a driveway to the front providing off road parking, carport, garage and a rear garden.

### Approach

Double glazed door to;

### Porch

Radiator and double glazed internal door to;

### Entrance Hall

Radiator and laminate flooring.

### Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the side elevation.

### Reception/Bedroom

10' 6" x 8' 11" ( 3.20m x 2.72m )  
Double glazed window to the front elevation and radiator.

### Lounge

21' 9" x 12' ( 6.63m x 3.66m )  
Double glazed patio doors leading to conservatory, feature fireplace surround with gas fire, laminate flooring and radiator. Open plan stairs rising to first floor.

### Dining Room

12' 3" x 7' 10" ( 3.73m x 2.39m )  
Radiator and laminate flooring.

### Fitted Kitchen

12' 11" x 8' 10" ( 3.94m x 2.69m )  
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation.

### Conservatory

15' 4" x 8' 6" ( 4.67m x 2.59m )  
Double glazed windows, tiled flooring and double glazed doors opening onto rear garden.

### First Floor Landing

Doors to;

### Bedroom One

12' 6" plus recess x 12' 5" ( 3.81m plus recess x 3.78m )  
Double glazed window to the front elevation, fitted wardrobe and radiator.

### Bedroom Two

14' 4" x 8' 11" ( 4.37m x 2.72m )  
Double glazed window to the front elevation, fitted wardrobe and radiator.

### Fitted Bathroom

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

### Outside

## Front Of Property

Driveway providing off road parking.

## Carport

Parking for one vehicle.

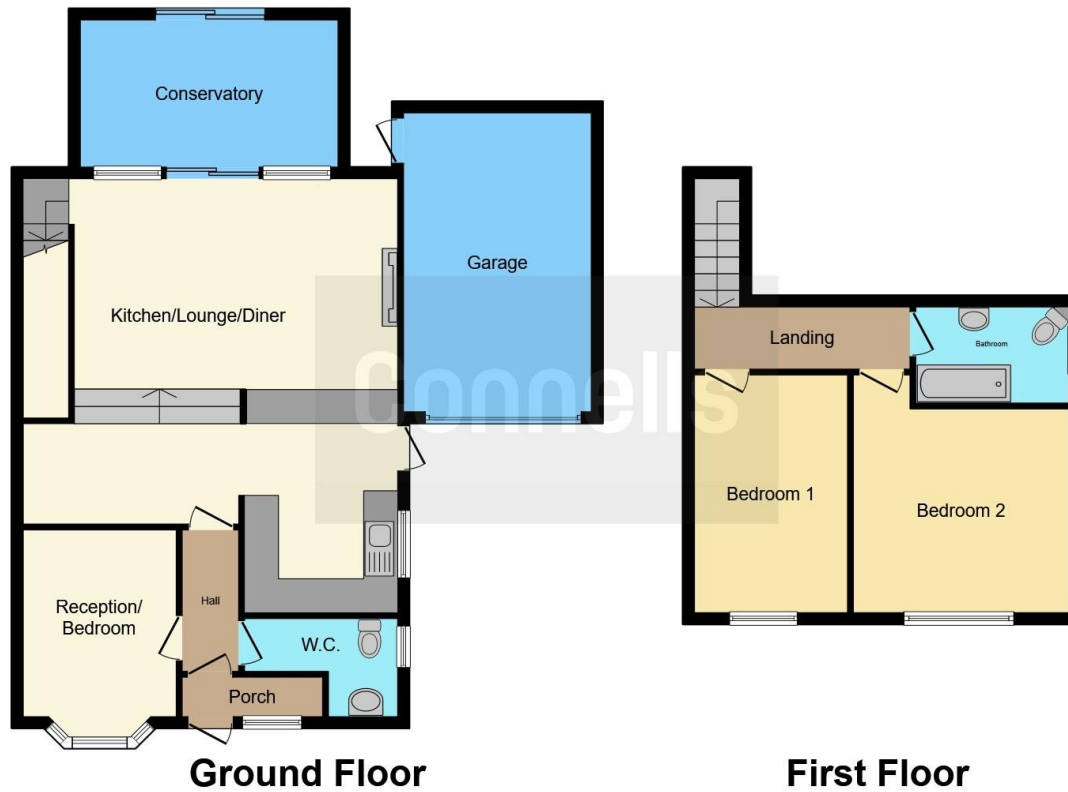
## Garage

18' 8" x 10' 9" ( 5.69m x 3.28m )  
Power.

## Rear Garden

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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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