



**Connells**

Crediton Close  
Coventry



### Property Description

Four bedroom property situated on the south side of the city. The property is conveniently positioned for all amenities and with easy access to Jaguar Land Rover and the A444/A45 dual carriageways linking the motorway networks. The accommodation comprises: ground floor w/c, lounge, fitted kitchen/diner, laundry room, four first floor bedrooms, (master with en-suite) and a family bathroom. Externally there is a rear garden and a garage.

### Approach

Double glazed door.

### Foyer

Stairs rising to first floor, radiator and storage cupboard.

### Lounge

15' 3" x 10' 3" ( 4.65m x 3.12m )  
Double glazed windows to two elevations, radiator, television point, feature fireplace with electric fire and Amtico flooring.

### Fitted Kitchen/ Diner

15' 3" x 9' 5" ( 4.65m x 2.87m )  
Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Range cooker with gas hob with extractor, space for domestic appliance, Amtico flooring, double glazed windows to two elevations and double glazed doors leading to the rear garden.

### Laundry

7' 2" x 3' 5" ( 2.18m x 1.04m )  
Plumbing for washing machine, cabinets and Amtico flooring.

### Guest W/C

Comprising, toilet, wash hand basin set into vanity unit, Amtico flooring, radiator and

extractor fan.

### First Floor Landing

Storage cupboard, radiator and doors to;

### Master Bedroom

12' 8" x 8' 5" ( 3.86m x 2.57m )  
Double glazed windows to two elevations, fitted wardrobes and radiator.

### En-Suite

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

### Bedroom Two

11' 8" x 8' 6" ( 3.56m x 2.59m )  
Double glazed doors opening onto balcony and radiator.

### Bedroom Three

10' 6" x 9' ( 3.20m x 2.74m )  
Double glazed windows to two elevations and radiator.

### Bedroom Four

8' 6" x 7' 9" ( 2.59m x 2.36m )  
Double glazed window and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator, Amtico flooring and double glazed window.

### Outside

### Rear Garden

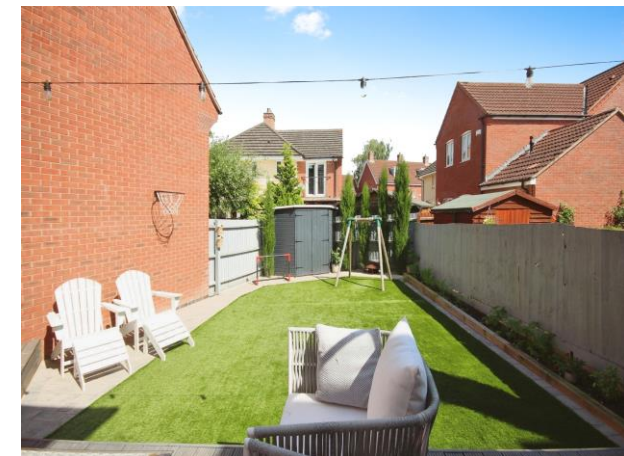
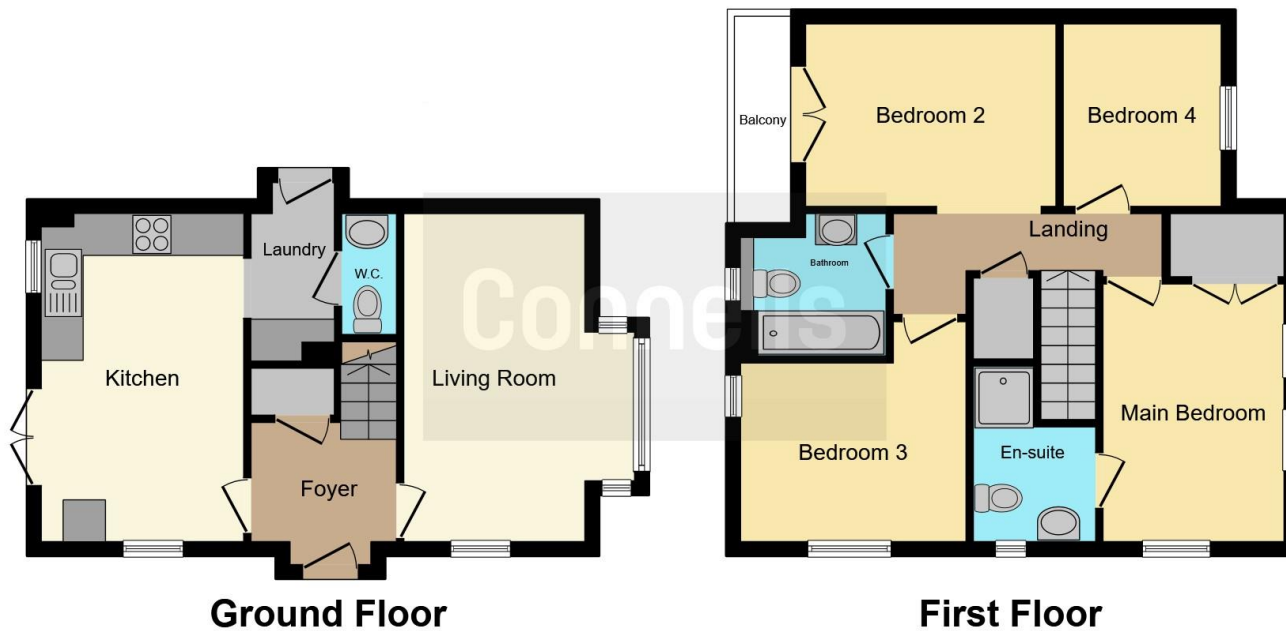
Decked patio area with astro turf and garden shed.

### Garage

20' 2" x 8' 8" ( 6.15m x 2.64m )

Doors to both sides of the garage with light and power. In front of the garage there is parking for one vehicle.





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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