



**Connells**

Matilda Mews  
Coventry



## Property Description

Set on the highly sought after modern development of Copewood Grange, this well presented deceptively spacious modern detached house offers larger than average accommodation. The property briefly comprises: ground floor lounge, fitted kitchen, utility room and conservatory. To the first floor there are three bedrooms, (master bed with en-suite) and family bathroom. Externally there are front & rear gardens and a garage.

### Approach

Upvc front door.

### Entrance Hall

Door to;

### Lounge

17' 9" x 10' 6" ( 5.41m x 3.20m )

Double glazed window to the front & side elevations, radiator, television point and electric fire.

### Fitted Kitchen

17' 9" x 9' 5" ( 5.41m x 2.87m )

Range of 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, space for domestic appliance, double glazed window to the side elevation, double doors to conservatory and door to:

### Utility Room

5' 6" x 5' 5" ( 1.68m x 1.65m )

Plumbing for washing machine, double glazed door to the rear elevation.

### Conservatory

11' 10" x 12' 10" ( 3.61m x 3.91m )

Double glazed windows to the rear & side elevations and double glazed doors opening onto rear garden.

### First Floor Landing

Double glazed window to the rear elevation and doors to;

### Bedroom One

9' 8" x 10' 4" ( 2.95m x 3.15m )

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

### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the front elevation

### Bedroom Two

11' 3" x 10' 1" ( 3.43m x 3.07m )

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

### **Bedroom Three**

9' 1" x 7' 5" ( 2.77m x 2.26m )

Double glazed window to the side elevation and radiator.

### **Fitted Bathroom**

Tiled, comprising bath, wash hand basin, toilet, heated towel rail and double glazed window to the side elevation

### **Outside**

#### **Front Of Property**

Paved with access to front door.

#### **Rear Garden**

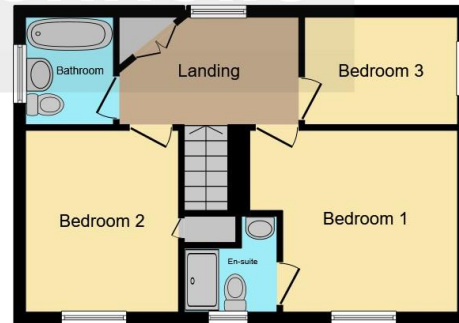
Laid to lawn.

#### **Garage**





**Ground Floor**



**First Floor**

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**EPC Rating: B**

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Tenure: Freehold



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