



**Connells**

Matilda Mews  
Coventry



## Property Description

Set on the highly sought after modern development of Copsewood Grange, this well presented deceptively spacious modern detached house offers larger than average accommodation and owned solar panels. The property briefly comprises: ground floor lounge, fitted kitchen, utility room, w/c 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.

## Ground Floor W/C

Comprising toilet and wash hand basin.

## 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. Newly light insulated roof.

## 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, built-in wardrobe 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, built-in wardrobe 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**

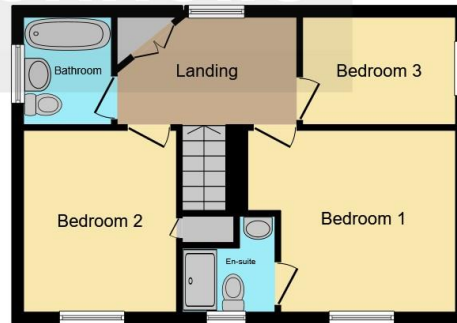
Laid to lawn.

### **Garage**





**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: B**

**view this property online [connells.co.uk/Property/COV321205](http://connells.co.uk/Property/COV321205)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV321205 - 0009