



**Connells**

Aldermans Green Road  
COVENTRY



## Property Description

**\*\*Charming Three-Bedroom Detached Home in Thriving Coventry Location\*\*** We are delighted to present this immaculate three-bedroom detached house, perfectly nestled in a desirable and conveniently located urban area of Coventry, this stunning property blends a traditional aesthetic with modern amenities, creating the perfect family residence. Built in the 1950s, the house provided ample space suitable for various living arrangements. The property comes with a freehold tenure, ensuring a straightforward purchase for the prospective homeowner. The interior comprises an arrangement of three bedrooms, family bathroom, two reception rooms, and a breakfast kitchen, perfect for family gatherings and entertaining guests. The property is maintained to a high standard with a well-structured garden, the outdoor space offers a splendid area for relaxation and outdoor activities, combined with a modelled games room/bar area with wc facilities. The dwelling is just minutes away from local amenities, including shopping centres, reputable schools, leisure facilities, and lush parks. Excellent transport links are a highlight, with easy access to bus routes and major roads, perfect for commuters. Seize the opportunity to own this magnificent property, where classic charm meets contemporary living in the heart of Coventry. Ideal for families or investors alike, this home promises to offer everything you need for a comfortable and convenient lifestyle.

## Approach

Double glazed door leading to:

### Reception One

11' 9" x 12' max ( 3.58m x 3.66m max )

Double glazed window to the front aspect, laminate flooring, fire place and a central heating radiator.

### Reception Two

12' 2" x 12' max ( 3.71m x 3.66m max )

Double glazed window to the rear aspect, understairs storage cupboard and central heating radiator.

### Breakfast Kitchen

23' 4" x 6' 11" ( 7.11m x 2.11m )

The kitchen provides a range of wall and base mounted units incorporating a one and a half bowl stainless steel sink drainer unit with work surfaces and tiled splashbacks over. Electric cooker point with hood above, space for domestic appliances, plumbing for washing machine, combination boiler, central heating radiator, french doors leading to the rear garden, double glazed window to the side and a very handy breakfast bar.

## First Floor Landing

Access to loft space and doors to:

### Bedroom One

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

Double glazed window to the front aspect, laminate flooring, central heating radiator, fire place and storage cupboard.

### Bedroom Two

13' 11" x 7' ( 4.24m x 2.13m )

Double glazed window to the rear aspect, laminate flooring and central heating radiator.

### Bedroom Three

8' 8" x 5' 11" ( 2.64m x 1.80m )

Double glazed window to the rear aspect, laminate flooring and central heating radiator.

### Bathroom

Being fully tiled and comprises of a bath with shower over, low level wc, wash hand basin set within a vanity unit and a double glazed window to the rear.

### Outside

### Front Garden

Gated access to private driveway providing off road parking for numerous vehicles.

### Rear Garden

Patio area to the side and rear aspect, decked area, lawned area and pathway leading to:

### Office/Bar Area

16' 10" x 13' 11" ( 5.13m x 4.24m )

currently setup as a games room/bar area offering double glazed doors opening onto the garden and further door leading to a cloakroom.

### Cloakroom

Low level wc, wash hand basin (only with a cold water feed)





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: D**

**view this property online [connells.co.uk/Property/COV321564](http://connells.co.uk/Property/COV321564)**



Tenure: Freehold



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