



Connells

Fir Tree Avenue
COVENTRY



Property Description

Nestled comfortably in one of Coventry's charming smaller urban areas, this delightful seven-bedroom semi-detached house promises a perfect blend of comfort and convenience, making it an ideal abode for family living. The house features seven inviting bedrooms across three floors, two of which benefits from an ensuite, adding a touch of luxury and privacy. Two family bathrooms serve the additional bedrooms whilst two reception areas, including a dedicated dining room, offer plentiful space for relaxation and social gatherings. The inclusion of two conservatories opens up the home, creating a fluid transition between indoor comforts and the tranquility of outdoor living. Entertain or unwind in the generously sized garden, a perfect backdrop for family activities or a leisurely day outdoors. The property also includes modelled garage facilities, ensuring secure parking and additional storage solutions. Residents can enjoy the ease of connectivity with local amenities. The home falls within a reputable schooling catchment area, and local shops, healthcare facilities, and green parks are just a stone's throw away. Coventry's vibrant city centre, famed for its rich history and culture, is readily accessible, offering extensive shopping, dining, and entertainment options. This property, encapsulating both charm and practicality in one of Coventry's most favoured locales, is not just a house but a place to call home. Act swiftly to claim this gem as your own.

Approach

Double gates lead to a paved foregarden and access to:

Entrance Hall

Double glazed door to the front aspect, laminate flooring, stairs rising to the first floor and doors leading to:

Lounge

10' 8" into bay x 10' 1" to storage units (3.25m into bay x 3.07m to storage units)
Double glazed bay window to the front aspect, laminate flooring, fitted storage/wardrobes and a central heating radiator.

Dining Room

16' x 11' 6" (4.88m x 3.51m)
Double glazed window to the rear aspect, laminate flooring, central heating radiator and french doors leading to the conservatory.

Conservatory

14' 7" x 9' 5" (4.45m x 2.87m)
Double glazed windows to the rear, french doors opening onto the rear garden and a central heating radiator.



Kitchen

17' 7" max x 10' 9" max (5.36m max x 3.28m max)

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink and drainer unit with work surfaces and tiled splashbacks, gas hob with hood above, electric oven, plumbing for washing machine, space for domestic appliances, central heating radiator and archway to:

Conservatory

10' 3" x 14' 1" (3.12m x 4.29m)

Double glazed window to the rear aspect, central heating radiator and french doors opening onto the rear garden.

Inner Lobby

accessed from the kitchen or bedroom 7.

Shower Room

Being tiled and comprising of a shower cubicle, low level wc, wash hand basin set within a vanity unit, extractor fan, radiator and door to bedroom 7.

Bedroom Seven

10' 1" x 9' 6" (3.07m x 2.90m)

Double glazed window to the front aspect, fitted wardrobe and central heating radiator.

First Floor Landing

Stairs to second floor and doors off to:

Bedroom One

18' 10" x 10' 4" (5.74m x 3.15m)

Double glazed window to the front aspect, central heating radiator and door to:

Ensuite

Being tiled and comprising of a corner bath with mixer taps, low level wc, wash hand basin, bidet, central heating radiator and double glazed window to the rear.

Bedroom Two

12' x 9' 8" to robes (3.66m x 2.95m to robes)

double glazed window to the rear aspect, central heating radiator, wash hand basin set within a vanity unit and a fitted wardrobe.

Bedroom Three

12' x 10' to robes (3.66m x 3.05m to robes)

Double glazed window to the front aspect, central heating radiator and a range of fitted wardrobes.

Bedroom Four

6' 7" x 6' 5" (2.01m x 1.96m)

Double glazed window to the front aspect, central heating radiator and fitted wardrobes.

Bathroom

Being tiled and comprises of a quadrant shower cubicle, low level wc, wash hand basin, extractor fan, central heating radiator and double glazed window to the rear aspect.

Second Floor Landing

doors to:

Bedroom Five

16' max x 8' (4.88m max x 2.44m)

Double glazed window to the front and side aspect and a central heating radiator. This bedroom does have some restricted head height.

Bedroom Six

17' 8" x 17' 6" to robes (5.38m x 5.33m to robes)

Double glazed window to the front and rear aspect, central heating radiator and fitted wardrobes.

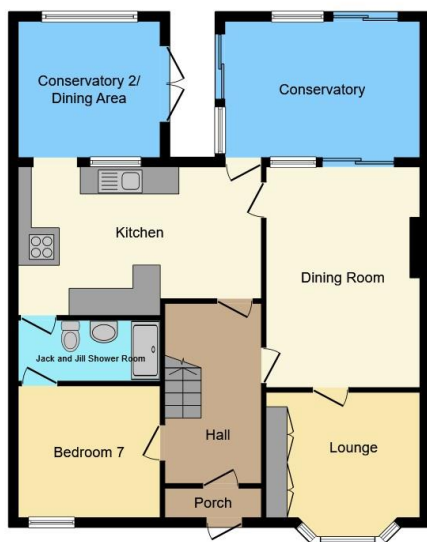
Cloakroom

Comprising of a low level wc, wash hand basin, central heating radiator and double glazed window to the rear aspect.

Outside



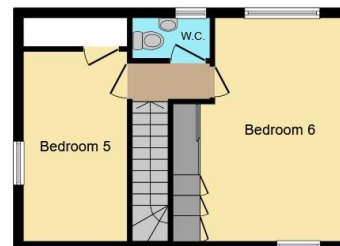




Ground Floor



First Floor



Second 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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

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Tenure: Freehold



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