



Connells

Barons Croft
Coventry



Property Description

Here is a rare opportunity to acquire an exceptionally well presented freehold traditional semi-detached residence. Pleasantly situated within a small cul-de-sac and having easy reach to a wide range of local amenities in this highly regarded residential neighbourhood.

Having the benefit of gas central heating and Upvc double glazing throughout the accommodation briefly comprises -

Recessed canopy porch leading to an entrance hallway having stairs off to the first floor, a comfortable lounge having a walk-in bay window and inset feature gas fire, access leads into a full width impressive dining kitchen having a comprehensive range of contemporary wall, base & drawer units including a built-in oven & hob, a useful walk-in pantry. Access leads into a Upvc double glazed conservatory having useful built-in storage units and a sliding patio door to the rear garden.

To the first floor there is a landing, three good size bedrooms two of which have built-in wardrobes and a fully tiled family bathroom having a white modern three-piece suite.

Outside the property has a block paved driveway providing parking for several vehicles, side pedestrian access leads to a good sized neatly landscaped lawned rear garden, having established flower borders' trees and shrubberies. A paved patio area and further raised decking area.

Overall this is a super property incorporating many pleasing features with early inspection highly recommended.

Entrance Hallway

Having feature double glazed front door, stairs off to the first floor.

Lounge

14' 1" x 12' 7" (4.29m x 3.84m)
Having Upvc double glazed walk-in bay window, feature inset living flame gas fire.

Kitchen Diner

15' 7" x 9' 8" (4.75m x 2.95m)
Being full width having a comprehensive contemporary range of base, drawer and wall units including glazed wall cabinets, built-in oven & hob, stainless steel sink unit, walk-in storage cupboard. Upvc double glazed window and access into -

Conservatory

12' 10" x 9' 5" (3.91m x 2.87m)
Being Upvc double glazed, having sliding patio doors, useful built-in storage units.

First Floor

Landing

Upvc double glazed frosted window.

Bedroom 1

14' into bay x 9' 8" (4.27m into bay x 2.95m)
Having Upvc double glazed walk-in bay window.

Bedroom 2

10' 9" x 10' (3.28m x 3.05m)

Upvc double glazed window. built-in wardrobes.

Bedroom 3

7' 1" x 5' 7" (2.16m x 1.70m)

Upvc double glazed window, built-in wardrobe.

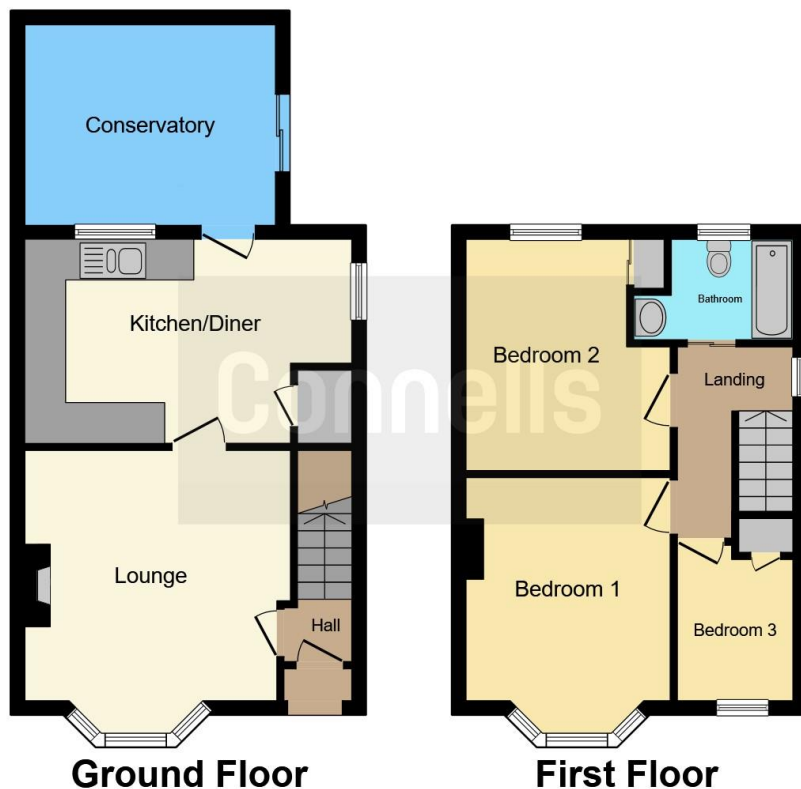
Bathroom

Being fully tiled having white suite comprising LL.WC, vanity wash basin, bath, Upvc double glazed frosted window.

Outside

Block paved driveway providing parking for several vehicles, side pedestrian access leads to a beautifully landscaped good sized lawned rear garden, being fully enclosed, having established flower borders, trees and shrubberies, paved patio area, raised decking area, timber erected shed.





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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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