



Connells

Pembury Avenue
Longford Coventry



Property Description

This extended detached family home is located in a cul de sac in the residential area of Longford, being near to the Ricoh Arena and Longford Park. In brief the property comprises ground floor w/c, lounge, dining room, office/study and a fitted breakfast kitchen. To the first floor there are five bedrooms, (bedroom one with en-suite) and a fitted bathroom. Outside there is a garage, driveway providing off road parking and a rear garden.

Approach

Double glazed door to;

Porch

Window to the side elevation and internal door to;

Entrance Hall

Stairs to first floor, laminate flooring and door to;

Through Lounge/Dining Area

23' 10" x 12' 7" max (7.26m x 3.84m max)
Double glazed window to the front elevation, radiator, laminate flooring and double glazed French doors opening onto the rear garden. Double doors to sitting room and a further door to the kitchen.

Fitted Breakfast Kitchen

15' 10" x 9' 8" (4.83m x 2.95m)
Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Gas cooker point with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, two double glazed windows to the rear elevation and door leading to the rear garden.

Sitting Room

12' 1" x 10' 7" (3.68m x 3.23m)
Radiator, laminate flooring and double glazed French doors opening onto the rear garden. Door to:

Inner Hall

Door to w/c and further door to study/office.

Guest W/C

Comprising, toilet, wash hand basin and double glazed window to the side elevation.

Office/Study

10' 7" x 7' 11" (3.23m x 2.41m)
Double glazed window to the front elevation, laminate flooring and radiator.

First Floor Landing

Double glazed window to the side elevation and loft access.

Bedroom One

10' 6" x 10' 2" (3.20m x 3.10m)
Three double glazed windows to the front elevation and radiator.

En-Suite

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

Bedroom Two

11' 10" x 9' 9" max (3.61m x 2.97m max)
Three double glazed windows to the front elevation and radiator.

Bedroom Three

8' 11" x 7' max (2.72m x 2.13m max)
Double glazed windows to the front elevation, radiator and cupboard.

Bedroom Four

9' 5" x 8' 11" (2.87m x 2.72m)
Double glazed windows to the rear elevation and radiator.

Bedroom Five

8' 7" x 7' 9" (2.62m x 2.36m)
Double glazed window to the rear elevation, wardrobe and radiator.

Fitted Bathroom

Tiled, comprising bath with mixer tap, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Outside

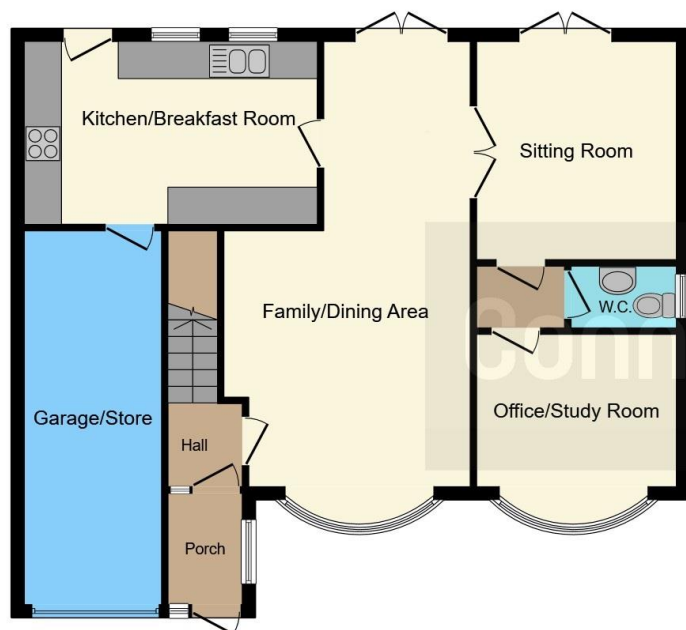
Rear Garden

Patio area beyond being laid to lawn with borders and side access.

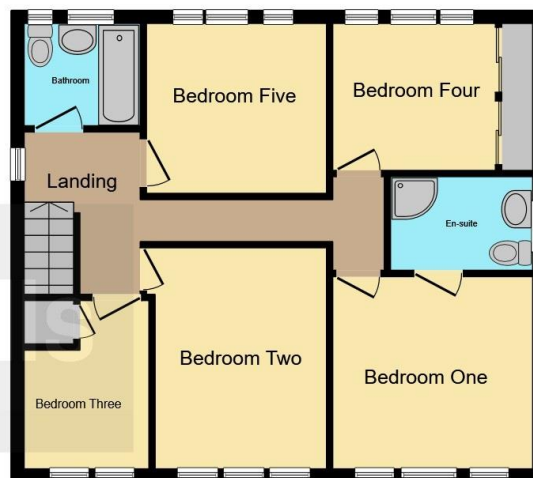
Garage

Up & over door.





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

To view this property please contact Connells on

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

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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