



Connells

Baytree Close
Coventry



Property Description

This attractive two-bedroom semi-detached property offers modern living in a peaceful residential area close to the northeast of Coventry. Located in a setting with no through traffic, the home benefits from extra privacy and a quieter atmosphere, making it ideal for families, professionals, or first-time buyers. Local shops, schools, the University Hospital, and the motorway network are all conveniently nearby. The accommodation flows naturally from the entrance hall into: Spacious lounge with a feature fireplace, creating a warm and welcoming focal point. Open-plan fitted kitchen and dining area, perfect for family meals and entertaining. Generous and Bright conservatory extending the living space and opening onto the rear garden. Upstairs: The primary bedroom is particularly generous, easily accommodating a king-size bed with additional furniture. The second bedroom is also well-proportioned, suitable as a double, guest room, child's bedroom, or home office. A shower room completes the first floor. Additional features include: Loft with flooring, offering valuable and accessible storage space. Driveway with parking for two vehicles and a lawned front garden with a bay tree. Private rear garden with greenhouse providing outdoor space for relaxation or gardening. Hand-built store made from repurposed pallet wood, providing a practical and eco-friendly space for storage or workshop use.

Entrance Hall

Stairs rising to first floor and door to;

Approach

Front door.

Lounge

13' 6" x 11' 3" (4.11m x 3.43m)
Double glazed window to the front elevation, feature fireplace surround with fire, radiator and door to;

Fitted Kitchen

8' 8" x 14' 5" (2.64m x 4.39m)
wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear and double glazed doors to the conservatory.

Conservatory

11' 4" x 9' 3" (3.45m x 2.82m)
Windows to side and rear elevations and door opening onto rear garden.

First Floor Landing

Double glazed window to the side elevation and doors to;

Bedroom One

10' 8" x 14' 5" (3.25m x 4.39m)
Two double glazed windows to the front elevation and radiator.

Bedroom Two

7' 10" x 8' 10" (2.39m x 2.69m)

Double glazed window to the rear elevation and radiator.

Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet and double glazed window to the rear elevation.

Outside

Rear Garden

Paved with a greenhouse.





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

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38 New Union Street
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EPC Rating: Council Tax
 Awaited Band: A

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Tenure: Freehold



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