



Connells

Canon Drive
Ash Green Coventry



Property Description

This semi detached family home in the popular area of Ash Green within easy access onto A444/M6 and to the CBS Arena/Shopping Park. The property offers good sized accommodation and in brief comprises of ground floor entrance hall, w/c, lounge, fitted kitchen/diner and a study.. To the first floor are three bedrooms and bathroom. On the the second floor there is the fourth bedroom with en-suite. To the outside there is a driveway with an EV charging point to the front providing off road parking and a rear garden

Approach

Double glazed front door.

Entrance Hall

Stairs to first floor, understairs stairs storage, laminate flooring.

Lounge

13' 4" x 10' 9" (4.06m x 3.28m)

Double glazed window to the front elevation, radiator and electric fire.

Fitted Kitchen/Diner

19' 1" max x 16' 2" max (5.82m max x 4.93m max)

Dining Area

Radiator and open plan to;

Fitted Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden.

Study

8' 3" x 10' 2" (2.51m x 3.10m)

Double glazed window to the rear elevation and radiator.

W/C

Comprising, toilet, was hand basin and double glazed window to the rear elevation.

First Floor Landing

Airing cupboard and doors to;

Bedroom Two

13' 1" x 10' 6" (3.99m x 3.20m)

Double glazed window to the front elevation and radiator.

Bedroom Three

10' 5" x 10' 2" (3.17m x 3.10m)

Double glazed window to the rear elevation, radiator and laminate flooring.

Bedroom Four

6' 6" x 5' 8" (1.98m x 1.73m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail, extractor fan and double glazed window to the rear elevation.

Second Floor

Bedroom One

14' 4" x 9' (4.37m x 2.74m)

Double glazed window to the rear elevation, radiator and storage to eaves.

En-Suite

Tiled, comprising shower cubicle, wash hand basin & toilet set into vanity unit, heated towel rail and double glazed window to the rear elevation.

Outside

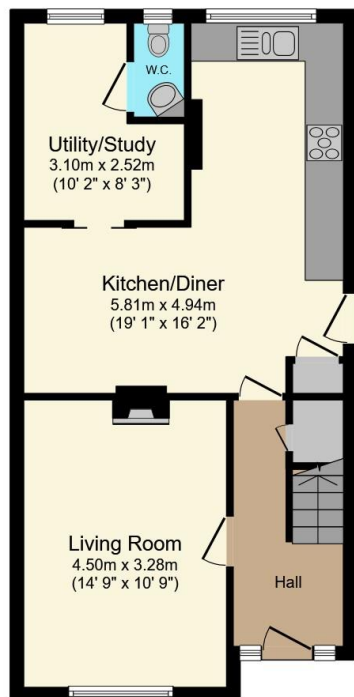
Front Of Property

Driveway providing off road parking.

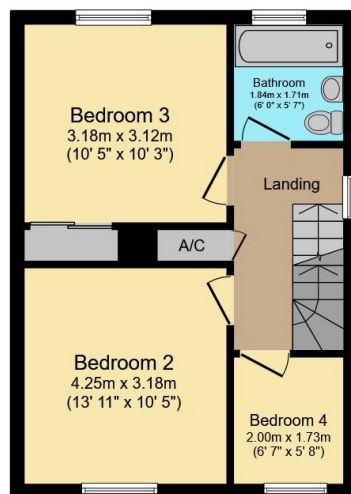
Rear Garden

Patio area beyond being Astro turfed with further decked area and garden shed.

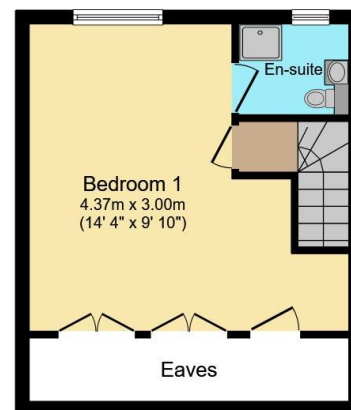




Ground Floor



First Floor



Second Floor

Total floor area 111.8 m² (1,204 sq.ft.) approx

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.propertybox.io

Connells



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38 New Union Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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