



**Connells**

The Pembroke Sephton Drive  
Longford Coventry



## Property Description

**\*\*Stamp Duty Paid Up To A Value Of £10,999\*\*** This stunning four-bedroom detached home has been carefully designed for modern living with single garage, and driveway with two parking spaces. With Arena Shopping Park and excellent access to the M6 motorway network close by, this home truly combines tranquil living with unbeatable convenience. The accommodation briefly comprises: ground floor guest cloakroom, lounge, study, fitted kitchen with built-in appliances and a utility room. To the first floor there are four bedrooms, (bedroom one with en-suite) and a family bathroom.

### Approach

Front door.

### Entrance Hall

Stairs to first floor and doors to;

### Guest Cloakroom

Tiled, comprising wash hand basin, toilet, radiator and extractor fan.

### Lounge

Double glazed window to the front and side elevations and radiator.

### Study

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

### Fitted Kitchen/Diner

Range of 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, integrated fridge/freezer, integrated dishwasher, radiator, double glazed window to the side and rear elevations.

### Utility Room

Base mounted unit with single drainer stainless steel sink unit, plumbing for washing machine and double glazed door to the side elevation.

### First Floor Landing

Loft hatch, cupboard and radiator.

### Bedroom One

14' x 11' 1" max ( 4.27m x 3.38m max )  
Double glazed window to the front elevation and radiator.

### En-Suite Shower Room

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

### Bedroom Two

10' 11" x 9' 4" ( 3.33m x 2.84m )  
Double glazed window to the rear elevation and radiator.

### **Bedroom Three**

Double glazed window to the rear & side elevations and radiator.

### **Bedroom Four**

Double glazed window to the front elevation and radiator.

### **Family Bathroom**

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

### **Outside**

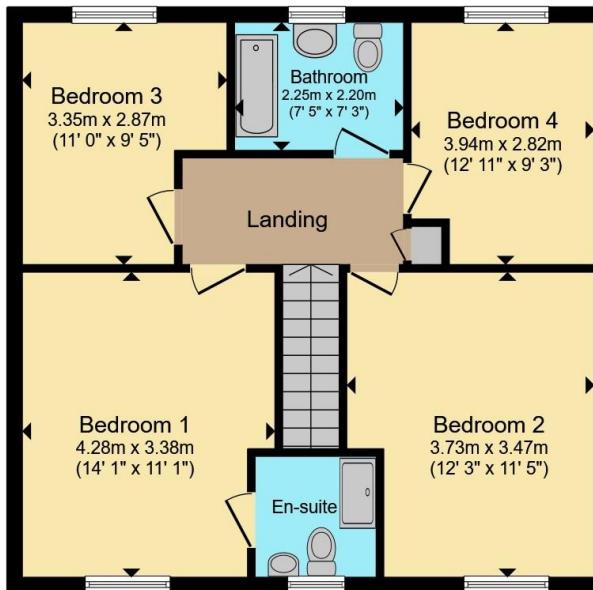
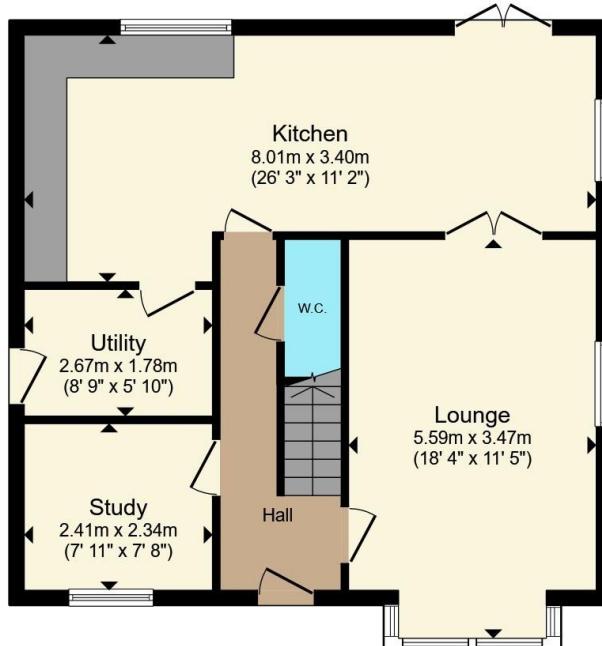
### **Rear Garden**

Paved patio with side access.

### **Garage**

Up & over door and personal door to the rear garden.





Total floor area 126.0 m<sup>2</sup> (1,356 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](http://www.propertybox.io)

**Connells**

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EPC Rating:  
Exempt

Tenure: Freehold



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