



41 Lichfield Road

Coventry CV3 5FF

Offers Over £240,000

# 41 Lichfield Road

## Cheylesmore

Situated within a particularly popular and convenient location in the heart of Cheylesmore and within easy walking distance of nearby shops on Daventry Road, this traditional double-bayed mid-terraced house offers gas centrally heated and UPVC double glazed accommodation which is considered to be ideal for the young family. Notable features of the property include a through lounge/dining room, whilst in addition to the kitchen on the ground floor there is a re-fitted cloakroom/WC. On the first floor, the three bedrooms are complimented by a modern re-fitted bathroom with three piece contemporary suite, whilst outside the rear garden is a particularly attractive feature also having a larger than average garage with internal workshop area, accessed via a wider than average electrically operated door. Overall this is an excellent opportunity to purchase an appealing and well presented home well placed for amenities within Cheylesmore itself, as well as Coventry city centre.

### LOCATION

Cheylesmore lies a short distance south of central Coventry, being a popular and self-contained location with its own range of local amenities, yet also convenient for the extensive range of facilities available within the city centre. Within Cheylesmore itself there are a comprehensive range of local shops, as well as an Asda supermarket on Daventry Road, there also being easy local access to the War Memorial Park and local schools including Manor Park Primary. In addition, there are good local road links available including those to the town centre, but also to numerous major routes out of the city, whilst Coventry railway station is also easily accessible providing regular commuter rail links.

### ON THE GROUND FLOOR

UPVC double glazed entrance door opening into-

### ENCLOSED ENTRANCE PORCH

With UPVC double glazed side windows, tiled floor and arched accessway through to-

### RECEPTION HALLWAY

With staircase off ascending to the first floor, parquet style floor, central heating radiator with radiator cover, built-in shelved storage cupboard and door to-

### LOUNGE/DINING ROOM

8.33m max into bay windows x 3.53m (27'4" max into bay windows x 11'7")

Having a central dividing archway to form separate open plan living and dining areas and includes good storage unit in Living area. UPVC double glazed bay windows to the front and rear elevations, wood flooring throughout, central heating radiators to lounge and dining areas, both of which have radiator covers, and UPVC double glazed French style doors giving access from the rear of the room to the rear garden.

### KITCHEN

4.42m max x 1.85m (14'6" max x 6'1")

Fitted with a range of gloss fronted units having brushed chrome

trim and comprising ceramic tiled worktops with tiled splash backs, comprehensive range of drawer storage below the worktops with coordinating wall cabinets to two sides, inset stainless steel sink unit with wood grain effect worktop top to either side, inset six burner gas hob with stainless steel filter hood over and fitted electric oven, fridge freezer and slimline dishwasher, UPVC double glazed window, central heating radiator and access to-

### REAR LOBBY

With wall mounted Worcester gas fired boiler, UPVC double glazed door giving external access to the rear garden and further door to-

### CLOAKROOM/WC

Having modern fittings comprising low level WC and wall mounted wash hand basin with mixer tap complimented by fully tiled walls, chrome towel warmer and obscure UPVC double glazed window.

### ON THE FIRST FLOOR

### LANDING

With access trap to the roof space of which has been floor boarded, Velux windows, lighting and offers fantastic storage, laminate flooring and doors to-

### BEDROOM ONE (FRONT)

3.73m max x 3.07m max (12'3" max x 10'1" max )

- rear of fitted wardrobes.

Having fitted wardrobes/storage cupboards extending across one side of the room, UPVC double glazed window and central heating radiator.

### BEDROOM TWO (REAR)

3.35m x 3.56m max (11'0" x 11'8" max )

- to rear of fitted wardrobes.

Having fitted wardrobing extending partly across one side of the room, UPVC double glazed window, central heating radiator and laminate flooring.

## Features

Traditional Terraced House

Popular and Convenient Location

Lounge/Dining Room

Kitchen and Ground Floor

Cloakroom/WC

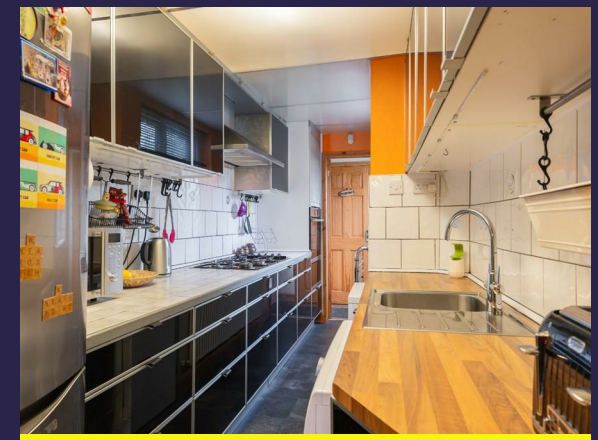
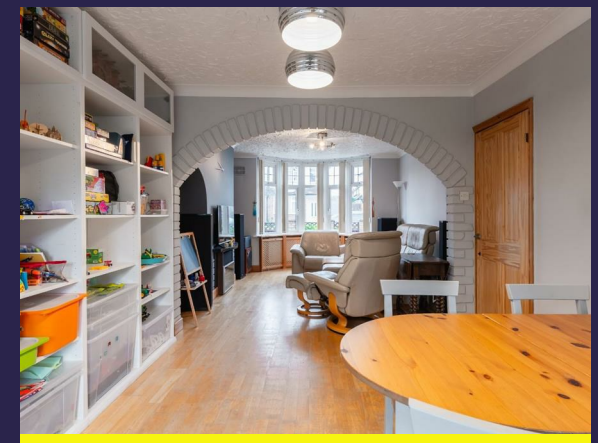
Three Bedrooms

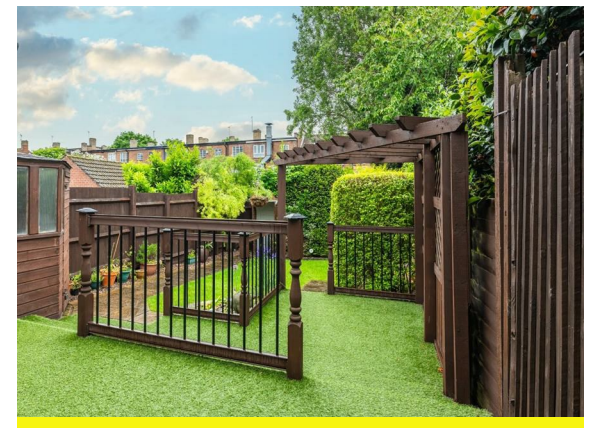
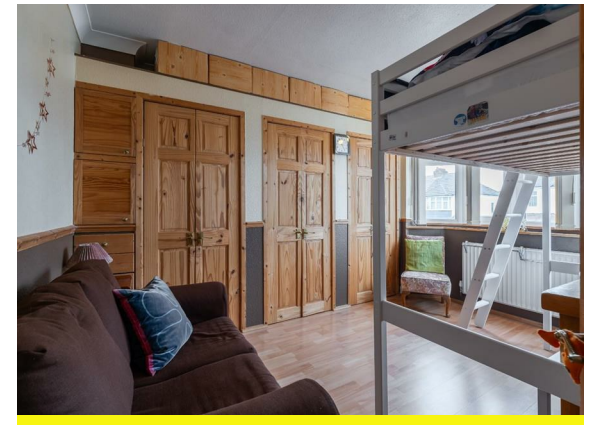
Re-fitted Bathroom

Gardens to Front and Rear

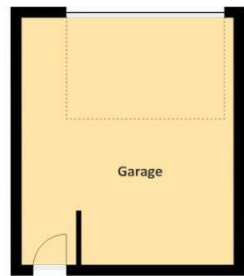
Larger Than Average Garage

An Ideal Home for the Young Family





## Floorplan



Internal Living Area 850sq ft / 78.97m2 (Excluding garage)



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## General Information

### Tenure

Freehold

### Fixtures & Fittings

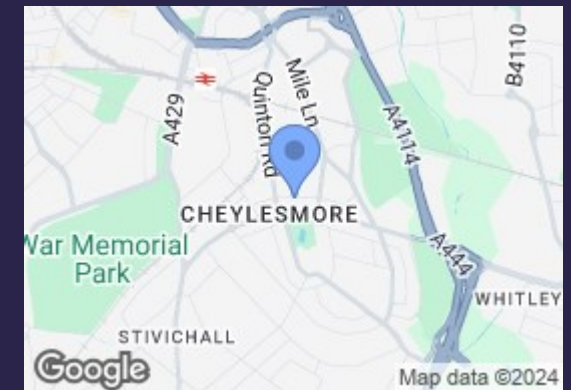
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Coventry City Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>70</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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