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Poitiers Road
Cheylesmore CV3 5JY

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A superb three bedroom semi detached property, conveniently located close to local amenities, Coventry City Centre and the Railway Station. The property briefly comprises of an entrance hallway, lounge feature fire place, inset gas fire with mantle and surround, an open plan kitchen diner with a full range of floor and wall mounted units, an integrated fridge freezer, 4 ring gas hob with an extractor fan over and a single fan oven below. It has a double glazed door leading out to the rear and has a useful pantry that houses the combi gas boiler and plumbing for a combined washer dryer. Upstairs consists of two good sized double bedrooms, a good sized single and a family bathroom with a modern white suite and power shower over the bath.

There are gardens to the front and rear, to the front there is a large gravel driveway giving off road parking for several vehicles - which leads to a single concrete sectional garage with an up and over door. To the rear is a block paved rear patio, mainly laid to lawn with mature borders and shrubs and a useful brick built out house.









Dimensions

GROUND FLOOR

Hallway

3.61m x 1.70m

Lounge / Diner

6.71m x 3.05m

Kitchen

3.35m x 1.70m

FIRST FLOOR

Bedroom 1

3.66m x 2.74m

Bedroom 2

3.05m x 3.05m

Bedroom 3

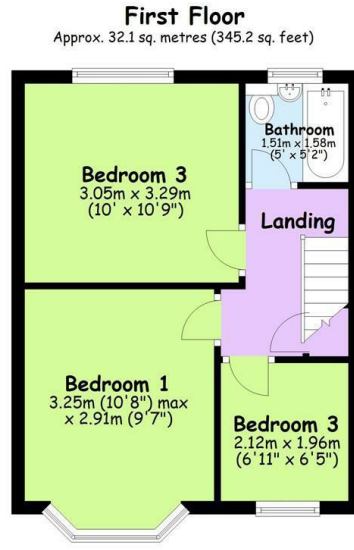
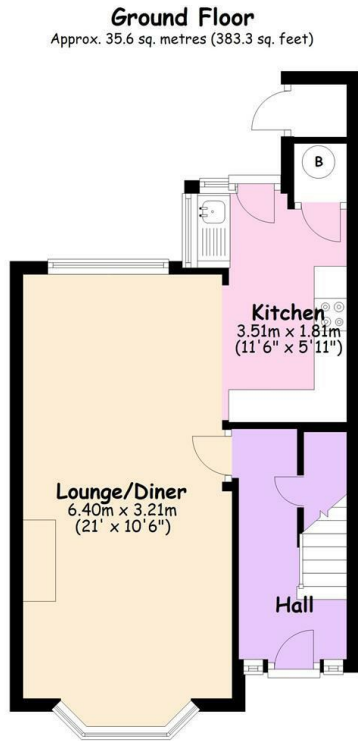
1.96m x 2.13m

Bathroom

1.52m x 1.52m



Floor Plan



Total area: approx. 67.7 sq. metres (728.6 sq. feet)
3 Poitiers Road, Coventry

Total area: 728.60 sq ft

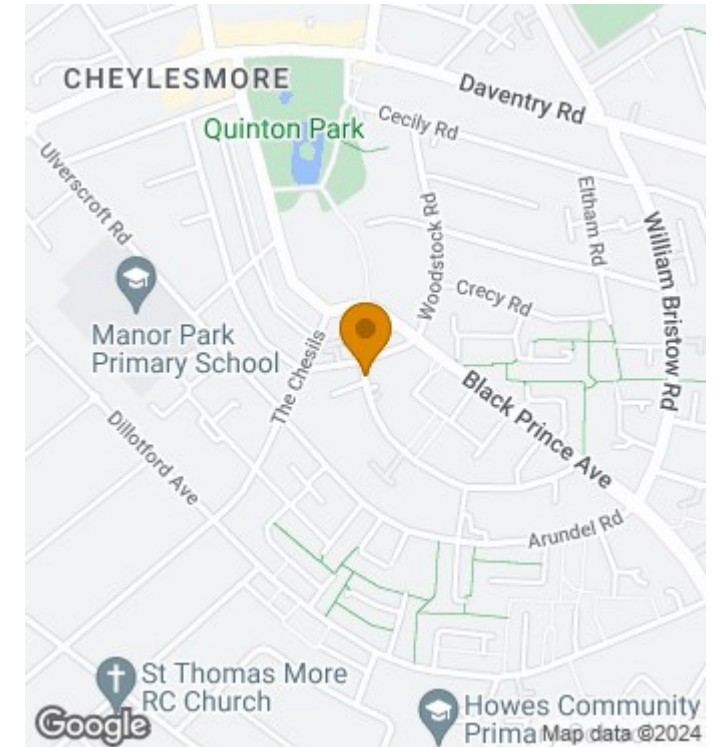
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Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
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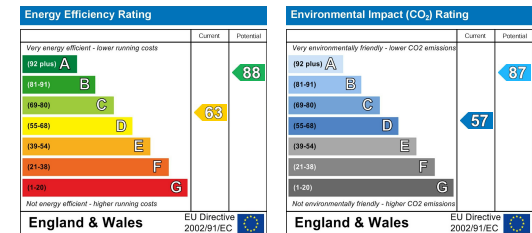
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Location Map



EPC



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