



**Bardley Drive, Daimler Green  
Coventry CV6 3LD  
Open To Offers £405,000**

Pointons Estate Agents are proud to bring to the market this well presented, detached property in the popular location of Daimler Green, close to great network links and local amenities.

The accommodation benefits from gas central heating and double glazing and comprises of; Entrance porch, lounge, ground floor W/C, Double bedroom with shower cubical, open plan Kitchen/ dining family room and conservatory. To the first floor you will find four bedrooms, master with en-suite shower room off and fitted wardrobes, and the family bathroom. Externally the property offers a driveway for multiple cars with the rear garden mostly paved and laid to lawn. This property also holds superb feature/surprise in the loft space. An internal inspection is strongly recommended and viewings are by prior appointment via the agents.





**Porch**

Laminate flooring, double glazed sliding door with second internal door to:

**Living Room**

17'3" x 15'5" (5.27m x 4.70m)

Double glazed box window to front, fireplace, three single radiators, laminate flooring, TV point, four fitted wall lights, coving to ceiling, door to:

**Kitchen/Dining/Family Room**

8'10" x 24'0" (2.68m x 7.32m)

Fitted with a matching range of base and eye level units with worktop space over and underlighting, a single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for range cooker with extractor fan, window to rear, laminate flooring, arched feature leading to dining area with full length matching units with a space for a fridge/freezer, coving to ceiling with spotlights, double glazed sliding door, door to:

**Conservatory**

12'0" x 19'0" (3.67m x 5.78m)

Double glazed window to side and rear, French double doors leading to garden

**Bedroom 2**

16'3" x 8'3" (4.95m x 2.52m)

Window to front, bedroom suite with a walk-in shower cubical, storage cupboard, radiator, coving to ceiling, laminate flooring,

**W/C**

Double glazed window to side, Two piece suite with toilet and pedestal wash basin, single radiator, coving to ceiling.

**Landing**

Window to side, Boiler cupboard, coving to ceiling and spot lights, access to loft space with pull down ladder and doors to:

**Master Bedroom**

11'8" x 29'10" (3.55m x 9.09m)

Two windows to front, single radiator, built in wardrobe's, coving to ceiling, door to:

**En-suite**

5'11" x 6'10" (1.80m x 2.09m)

Tiling to all walls, window to front, single radiator, three piece suite with shower cubical, toilet and pedestal wash basin.

**Bedroom 3**

12'3" x 8'3" (3.74m x 2.52m)

Window to rear, single radiator, coving to ceiling.

**Bedroom 4**

9'0" x 7'9" (2.75m x 2.35m)

Window to rear, single radiator, coving to ceiling.

**Bedroom 5**

9'0" x 7'6" (2.75m x 2.29m)

Window to rear, single radiator, coving to ceiling.

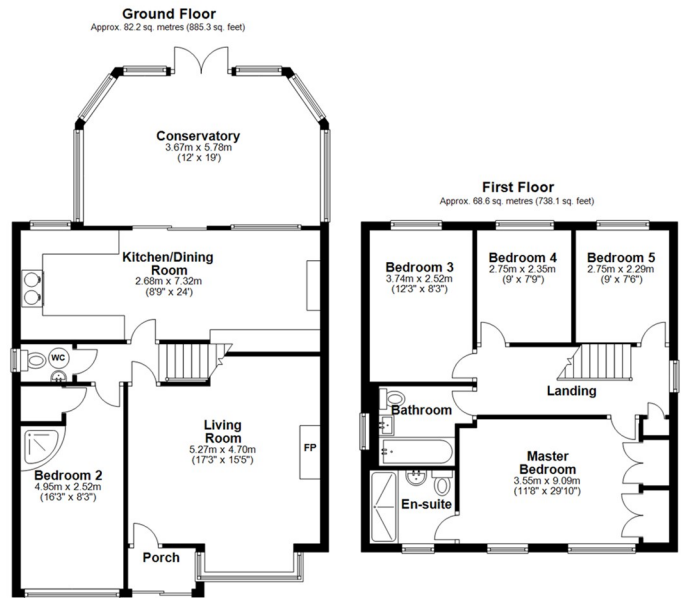
**Bathroom**

6'5" x 7'6" (1.95m x 2.29m)

Tiling to all walls, Spotlights on ceiling, window to side, single radiator, three piece suite with bath, mixer tap with shower hose, toilet and pedestal wash basin.

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 150.8 sq. metres (1623.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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