



**7 Amelia Crescent, Coventry
CV3 1NB
Offers Over £399,950**

Pointon are proud to bring to the market this four bedroom detached property on the popular copsewood estate. Located a short distance from University Hospital Coventry, this property offers convenient access to shops, amenities, and schools. Its proximity to the city centre and the A46 makes it ideal for those working in the city or commuting elsewhere.

The property features spacious accommodation, including a large lounge, an open-plan kitchen/diner, a separate utility room, and a ground floor cloakroom.

The first floor comprises three double bedrooms, with the master bedroom boasting an en-suite shower room, built-in wardrobes and Juliette balcony. The family bathroom's fitted with a white suite with a shower over the bath.

Externally, the rear of the property id fully enclosed and laid to lawn, with the providing off-road parking and direct vehicle access to the garage.



Entrance Hall

6'5" x 3'6" (1.95m x 1.07m)

Entrance via composite door, storage cupboard, door to:

Living Room

19'8" x 11'9" (6.01m x 3.59m)

Open staircase to first floor, Bay window to front, additional window to side, radiator, Tv cable point, Internet cable point, door to:

Kitchen/Diner

9'9" x 16'10" (2.96m x 5.14m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in four ring gas hob with extractor hood over, box window to, radiator, door to:

Utility

6'1" x 4'9" (1.86m x 1.46m)

Fitted with a range of base units, plumbing for washing machine, vent for tumble dryer, radiator, door to garden, door to:

WC

3'3" x 4'9" (1.00m x 1.46m)

Window to side, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC.

Garage

17'3" x 10'7" (5.25m x 3.23m)

Up and over door.

Landing

7'4" x 6'9" (2.26m x 2.06m)

open spacious landing with doors to:

Master Bedroom

10'9" x 11'5" (3.27m x 3.48m)

Above stairs Storage cupboard, Window to front, Fitted wardrobes, radiator, sliding door to Juliette balcony, door to:

En-suite

4'8" x 5'4" (1.41m x 1.63m)

Full tiles surround, fitted with three piece suite comprising pedestal wash hand basin, close coupled WC, recessed tiled double shower cubicle with fitted shower and over head shower fixture, radiator.

Bedroom 2

15'8" x 9'3" (4.77m x 2.81m)

Window to front, Fitted wardrobes, radiator. over stairs storage.

Bedroom 3

11'3" x 9'3" (3.43m x 2.81m)

Window to rear, fitted wardrobe, radiator,

Bedroom 4

12'0" x 6'8" (3.65m x 2.02m)

Window to rear, fitted wardrobes, radiator.

Family Bathroom

5'9" x 6'9" (1.75m x 2.06m)

Full tiled surround, Fitted with three piece matching white suite comprising deep panelled bath with separate shower over, glass screen and mixer tap, pedestal wash hand basin and close coupled WC, window to rear, radiator.

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.

Good to Know

Tenure: Freehold

Vendors Position: Found onwards.

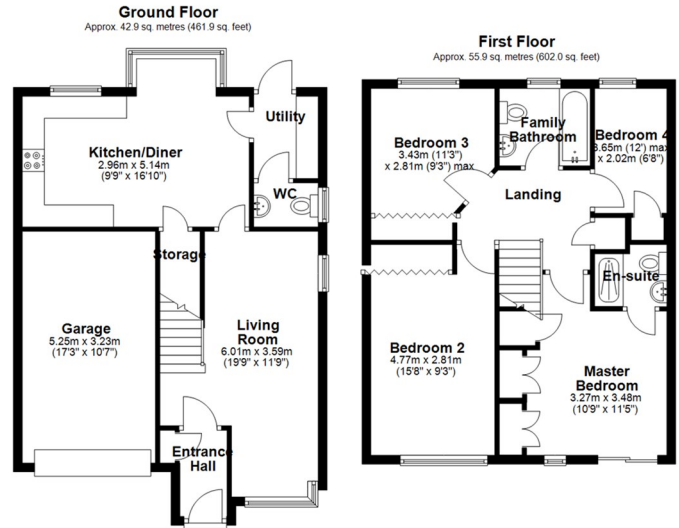
Parking Arrangements: Driveway

Garden Direction: West

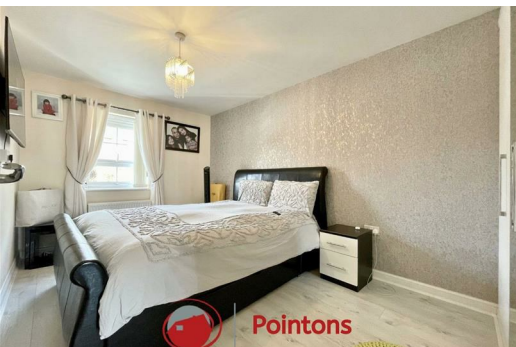
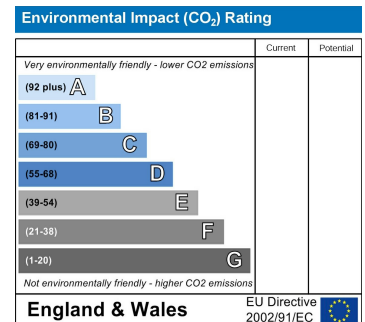
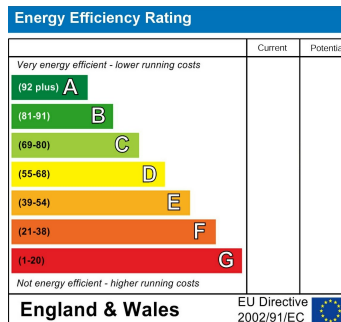
Council Tax Band: D

EPC Rating: tbc

Total Area: Approx. 1249.4 Sq. Ft



Total area: approx. 98.8 sq. metres (1063.9 sq. feet)



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

