



Pointons

**22 Whitmore Manor Close, Coventry  
CV6 2PH  
Guide Price £349,950**

Pointons Estate Agents are pleased to offer this well presented, modern detached family home located in a popular location and close to local schools and amenities.

The accommodation comprises of an; spacious entrance hall, large lounge, open plan kitchen/dining room with appliances built in, separate utility room and guest cloakroom.

To the first floor there is are four bedrooms and family bathroom. The master benefits of an en-suite shower room. Outside to the side is landscaped garden with fitted Astro turf, patio with lighting and electrical sockets. The front is low maintenance with parking for three cars and access to the garage at the rear. An internal inspection is strongly recommended to appreciate the size and quality of accommodation.



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### Entrance Hall

14'7" x 7'8" (4.44m x 2.33m)

Central heating thermostat, under stair storage cupboard, stairs to first floor, door to:

### Living Room

19'9" x 11'9" (6.02m x 3.58m)

Window to front, Fibre telephone point, cable TV point, Radiators, French door to garden

### Kitchen/Dining Room

19'9" x 12'2" (6.02m x 3.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, Breakfast bar with underneath storage, integrated fridge/freezer and dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, window to front, two windows to side and radiators, open plan to:

### Utility

4'10" x 7'8" (1.48m x 2.33m)

Fitted with a base and eye level units with worktop space over, plumbing for washing machine, vent for tumble dryer.

### WC

5'7" x 2'10" (1.71m x 0.87m)

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, window to front.

### Landing

8'7" x 15'2" (2.62m x 4.62m)

Open spacious landing with doors to:

### Master Bedroom

10'5" x 11'5" (3.18m x 3.49m)

Window to side, Radiator, door to:

### En-suite

4'7" x 7'9" (1.39m x 2.37m)

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with folding glass screen and close coupled WC, tiled surround.

### Bedroom 2

9'10" x 12'4" (2.99m x 3.77m)

Window to side, radiator.

### Bedroom 3

9'7" x 9'11" (2.93m x 3.01m)

Window to side, window to front, radiator.

### Bedroom 4

9'0" x 10'2" (2.74m x 3.10m)

Window to front, door to:

### Family Bathroom

5'11" x 7'1" (1.81m x 2.15m)

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with fitted shower and glass screen and close coupled WC, tiled surround, window to front, radiator, door to:

### Garage

22 x 14 (6.71m x 4.27m)

Up and over door, consumer unit, electric sockets.

### 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

Age: 2017

Garden: North west

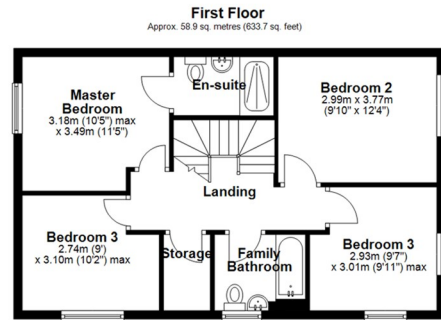
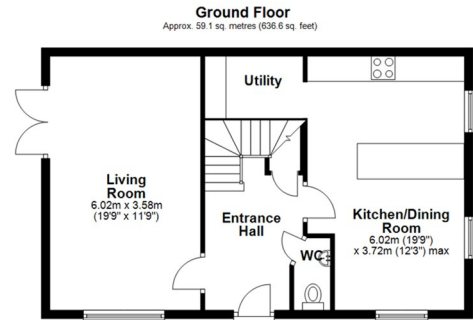
Sqft: 1270.3

Boiler age: 7 Years

Sellers position: Found onwards property

Energy efficiency rating: tbc

Council tax band: E



Total area: approx. 118.0 sq. metres (1270.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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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