



**Cockcroft Avenue, Coventry  
CV2 3QP  
Offers Over £440,000**

\*\*\* NO UPWARDS CHAIN \*\*\*

Pointons are proud to bring to the market this stunning four bedroom detached house in the popular location of Wyken, situated with in a quiet cul-de-sac, the property includes; solar panels with a agreed fixed tariff, low cost energy usage, 4 year warranty remaining and local amenities and network links.

In brief the property comprises of; a spacious entrance hall, large lounge and open plan kitchen/diner, you'll also find a utility and a WC on the ground floor and a second reception room which can be used as either in office or a bedroom

To the first floor, you will find four double bedrooms with two benefiting from built-in wardrobes, the master bedroom benefiting of built in mirrored wardrobes and an ensuite shower room. Finally the family bathroom is fitted with a four piece suite.

Externally, the property offers a double driveway and lawn area to the front with a patio and a fully enclosed lawn garden to the rear. EPC - B / COUNCIL TAX - D





#### Entrance Hall

13'3" x 6'4" (4.05m x 1.94m)

Main door entering the property, stairs leading to 1st floor with under stair storage, doors to;

#### Living Room

16'7" x 10'4" (5.06m x 3.15m)

Window and radiator to front, central heating thermostat, TV and Internet ports

#### Office/Bedroom

17'3" x 8'0" (5.26m x 2.45m)

Window and radiator to front, sliding rail door, spotlights, TV and Internet support.

#### Kitchen/Dining Room

11'5" x 20'0" (3.47m x 6.10m)

Fitted with matching base and eyelevel units, wooden worktops with one and a half stainless steel sink with drainer and mixer tap, integrated double electric oven, gas hob, glass splashback, extractor fan above, integrated fridge freezer, integrated dishwasher, patio doors leading to garden from dining area, spotlights and LED lights fitted throughout.

#### Utility

4'4" x 5'1" (1.32m x 1.54m)

Fitted with matching base and eyelevel units stainless steel bowl with drainer and mixer tap, space and plumbing for washing machine, door leading to garden, door to;

#### WC

3'5" x 5'1" (1.05m x 1.54m)

Fitted with a two piece suite consisting of a close coupled WC and hand wash basin, half tiling to walls, spotlights

#### Master Bedroom

14'10" x 10'0" (4.52m x 3.04m)

Window and radiator to front, mirrored integrated wardrobes, integrated hanging remote controlled bedside light, door to

#### En-suite

6'7" x 6'8" (2.00m x 2.04m)

Fitted with a three-piece suite consisting of a fully tiled surround shower cubicle with folding glass door, close coupled WC and hand wash basin, half tile surround to ensuite, mirrored storage unit, extractor fan, window and radiator to front

#### Bedroom 2

13'2" x 10'0" (4.01m x 3.04m)

Window to front, radiator side, integrated wardrobes

#### Bedroom 3

12'4" x 8'0" (3.76m x 2.45m)

Window to rear, radiator side, integrated wardrobes

#### Bedroom 4

9'7" x 8'0" (2.91m x 2.45m)

Window to rear, radiator to side, spotlights throughout

#### Family Bathroom

8'2" x 6'8" (2.49m x 2.04m)

Fitted with a four piece suite consisting of a deep panelled bath, close coupled WC, hand wash basin, half tile surround to bathroom with tiled flooring, full tiled shower cubicle with folding glass door, radiator to side window to rear

#### External

To the front; double driveway for two vehicles block paving patio with the spotlight leading toward property, external sockets, front lawn with mature shrubs

To the rear; fully enclose rear garden with block paving patio and laid to lawn, shed for storage and side access

#### Good to Know

Tenure: Freehold

Floor area: 1337 sqft

Energy efficiency rating: B

Council tax band: D

Year built: 2019 - 4 Yrs remaining on NHBC

Vendor Position, NO CHAIN

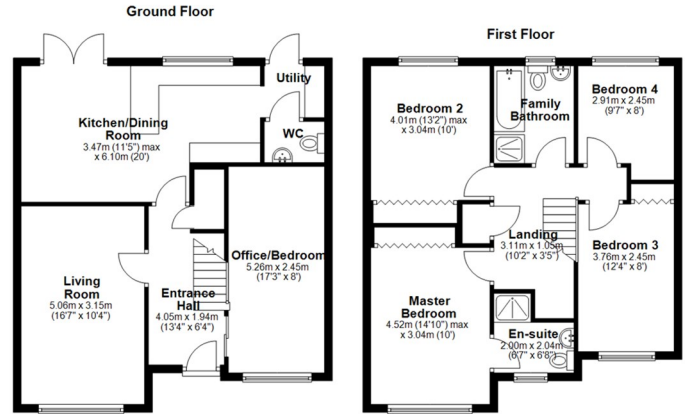
Loft: Insulated

Heating: Gas central heated

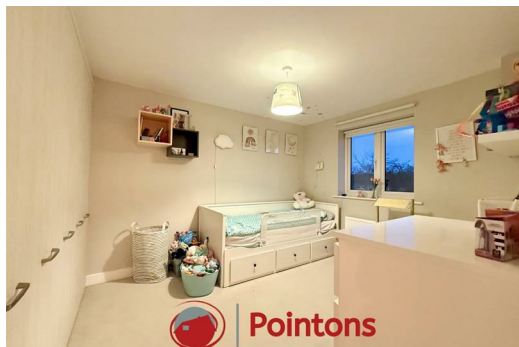
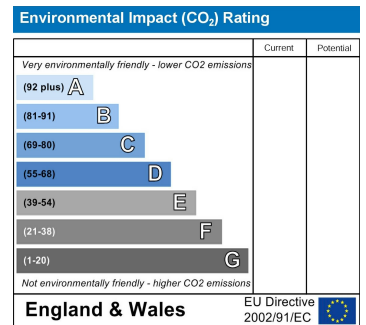
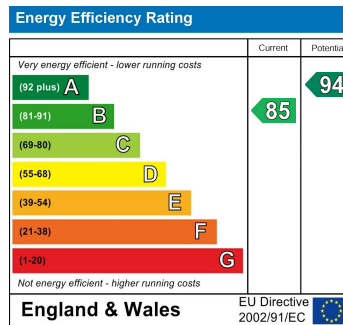
Low energy usage with fitted solar panel and a fixed tariff

#### 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.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp



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