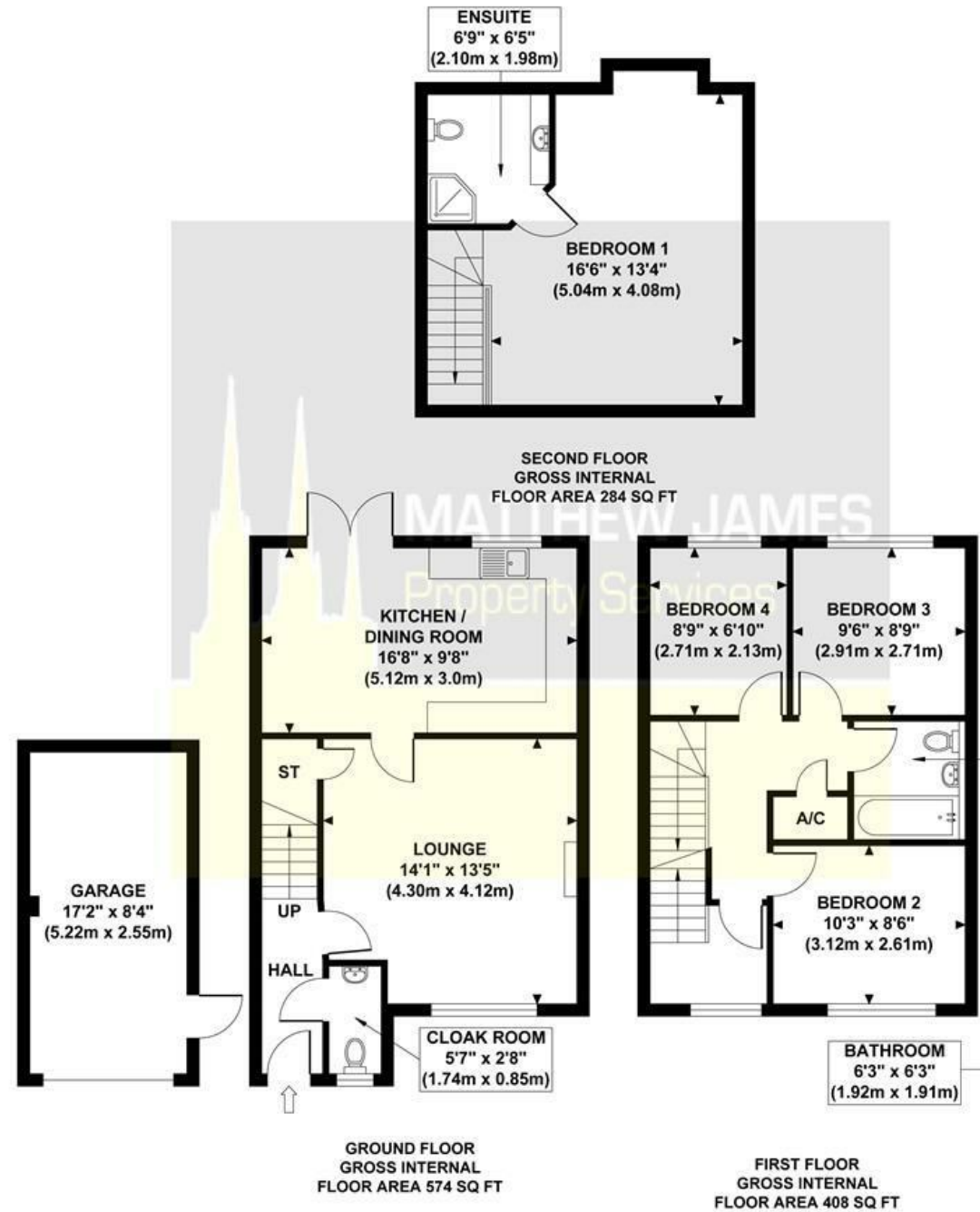


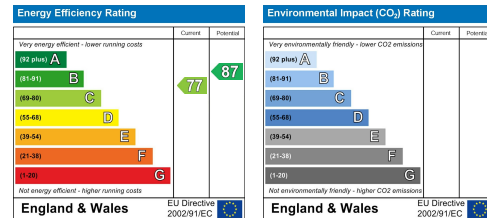
# MAPLE WALK

Approximate Gross Internal Area 1266 sq ft / 117.60 sq m  
(Including Garage)



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 1 Maple Walk Longford, Coventry CV6 6AU

What is there not to love about this modern four bedroom detached property nestled within a pleasant neighbourhood in the Longford area. Situated in a peaceful cul-de-sac on an impressive plot which certainly has great kerb appeal, combining comfort and convenience. As soon as you step through the door you sense a welcoming atmosphere of a much loved home and will be impressed with the space and accommodation the property has to offer. The current owners have owned the property since it was built and now this is a chance for somebody to create their own dream home.

To the ground floor, cloakroom, living room, kitchen/diner which the current owners have put their own taste to and is equipped with ample storage and fitted appliances. From the kitchen you step out to the low maintenance rear garden, a tranquil space perfect for enjoying the sunshine and entertaining on a summers day. Outside shed with power supply and the garden extends to the side of the property creating extra space.

Upstairs boasts four generously size bedrooms, three to the first floor along with the family bathroom, the master bedroom on the second floor is the perfect sleep haven, generous in size, but cosy and

### CONTACT INFORMATION

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Offers In Excess Of £295,000



# 1 Maple Walk

Longford, Coventry CV6 6AU



- MODERN DETACHED PROPERTY
- GROUND FLOOR CLOAKROOM
- CUL-DE-SAC LOCATION
- BASED OVER THREE FLOORS
- FOUR BEDROOMS
- CONVENIENT FOR SCHOOLS & LOCAL AMENITIES
- MASTER BEDROOM EN-SUITE
- DETACHED GARAGE & DRIVEWAY
- FITTED KITCHEN/ DINER

## Approach

### Detached Garage

17'2 x 8'4 (5.23m x 2.54m)

### Entrance Hallway

### Ground floor Cloakroom

5'7 x 2'8 (1.70m x 0.81m)

### Living Room

14'1 x 13'5 (4.29m x 4.09m)

### Kitchen / Dining Room

16'8 x 9'8 (5.08m x 2.95m)

### First Floor Landing

### Bedroom Two

10'3 x 8'6 (3.12m x 2.59m)

### Bedroom Three

9'6 x 8'9 (2.90m x 2.67m)

### Bedroom Four

8'9 x 6'10 (2.67m x 2.08m)

### Family Bathroom

6'3 x 6'3 (1.91m x 1.91m)

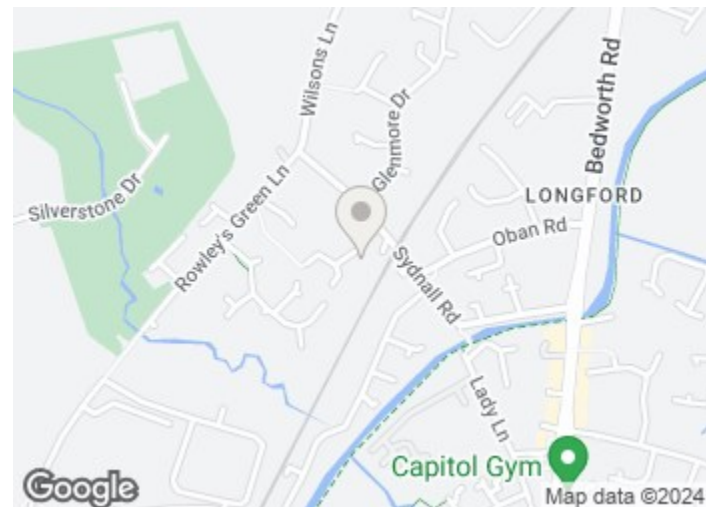
### Bedroom One

16'6 x 13'4 (5.03m x 4.06m)

### En Suite

6'9 x 6'5 (2.06m x 1.96m)

### Rear Garden



## Directions

