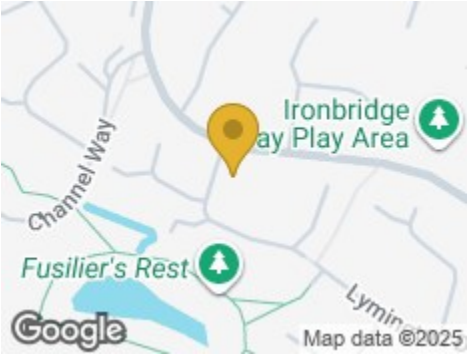


Road Map



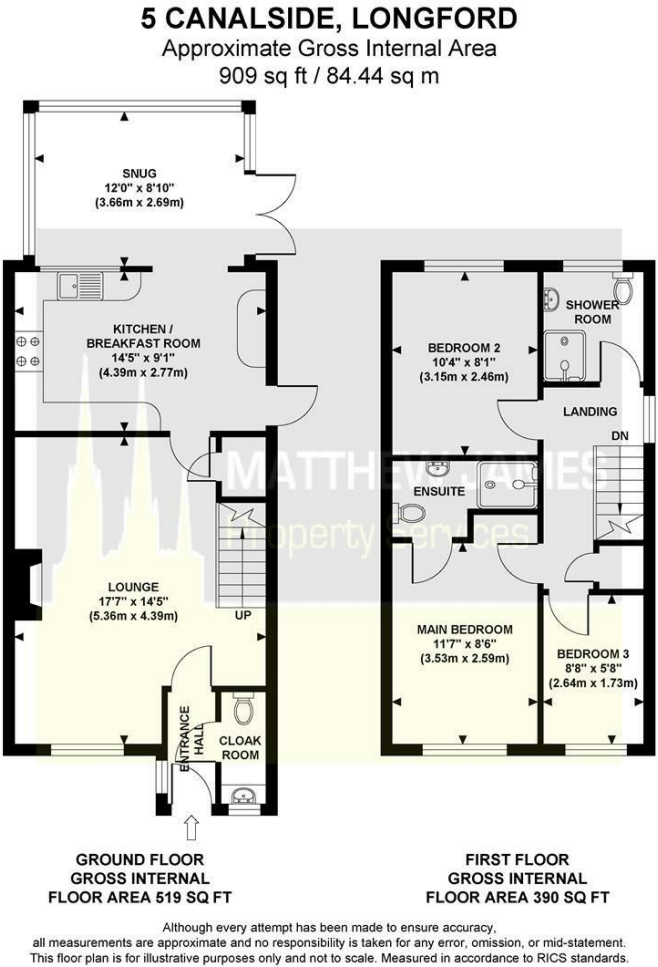
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Property Services



**5 Canalside**

Longford, Coventry CV6 6RB

£240,000

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# 5 Canalside

Longford, Coventry CV6 6RB

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## Front Garden

Having artificial grass inset with raised steps that lead to the front door and into the:

## Entrance Hallway

Having a PVCu double glazed window to the side elevation and doors leading off to:

## Ground Floor WC

7'2 x 2'7

Having a PVCu double obscure glazed window to the front elevation, vanity style wash hand basin with storage beneath, low level WC and tiling to all splash prone areas.

## Lounge

17'7 x 14'5

Having a PVCu double glazed window to the front elevation, feature fireplace with hearth, mantle and surround with inset electric fire, feature lighting, stairs off to the first floor and door leading off to the:

## Kitchen Dining Room

15'4 x 14'5

Having a PVCu double glazed window to the rear elevation, PVCu door to the side elevation, under stairs storage, a range of modern wall, base and drawer units with roll top work surface and upstands over, integrated, washing machine, dishwasher, microwave, fridge and freezer, oven with gas hob and extractor over with tiling to all four walls, dining area and French timber doors that lead to the:

## Conservatory

12' x 8'10

Being of PVCu and dwarf wall design with solid roof and PVCu double glazed French doors that lead to the rear garden area.

## First Floor Landing

Having a PVCu double glazed window to the side elevation, access to the access to the loft, balustrade and doors leading off to:

## Bedroom One

11'7 x 8'6

Having a PVCu double glazed window to the front elevation and door leading off to the:

## Master En-Suite

(Not Measured) Having a floating WC, vanity style wash hand basin, walk-in shower enclosure, ladder style heated towel rail, extractor and tiling to all splash prone areas.

## Bedroom Two

10'4 x 8'1

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

8'8 x 5'8

Having a PVCu double glazed window to the front elevation.

## Family Shower Room

6'0 x 5'5

Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, vanity style

wash hand basin, low level flush WC, ladder style heated towel rail, extractor and tiling to all four walls.

## Rear Garden

Having a fenced perimeter with artificial grass, paved patio area and pedestrian gate that leads to the front elevation.

## Parking

There is parking for two motor vehicles assessed by a dropped kerb.

