

- Sem-Detached House
- Five Bedrooms
- Three Reception Rooms

- Modern Kitchen/Breakfast Room
- Garage and Driveway
- Private Garden



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An excellent opportunity to purchase a well-presented, five bedroom semi-detached property located in Coventry nearby to local amenities. This sizeable home benefits from three reception rooms, an attractive kitchen/breakfast room, a rear garden, a garage and driveway for multiple vehicles, central heating, and double glazed windows throughout. In brief the property comprises; a hall, lounge, reception room, dining room, breakfast kitchen, utility room, W/C, rear garden, driveway and garage to the ground floor. To the first floor there are five bedrooms and a family bathroom.

**HALL** An entrance hall with stairs ascending to the first floor, access to a storage cupboard, and doors leading to the dining room, lounge and reception room.

**LOUNGE** 9' 8" x 20' 6" (2.95m x 6.26m) A spacious lounge with a central heated radiator and a double glazed bay window to the front aspect.



**DINING ROOM** 20' 8" x 11' 11" (6.31m x 3.64m) A bright dining room offering a central heated radiator and a French doors leading out to the rear garden.



**RECEPTION ROOM** 11' 10" x 10' 11" (3.63m x 3.34m) A welcoming first reception room with a double glazed bay window to the front aspect and a central heated radiator.



**BREAKFAST KITCHEN** 18' 2" x 8' 3" (5.56m x 2.53m) A social breakfast kitchen with modern décor, having matching base and wall mounted units with work surfaces over, range cooker with six ring gas hob, sink with drainer, mixer tap and space and facilities for further appliances. Double glazed window to the rear aspect and access to the utility.





**UTILITY ROOM** 5' 7" x 5' 0" (1.72m x 1.54m) Having space for appliances and door leading out to the rear garden.

**W/C** Having a frosted double glazed window to the rear aspect, a low level W/C and a pedestal hand wash basin.

**LANDING** With stairs rising from the ground floor, access to the airing cupboard, and doors leading to the five bedrooms and the family bathroom.

**BEDROOM ONE** 16' 0" x 11' 1" (4.89m x 3.40m) A spacious master bedroom with fitted wardrobes, double glazed bay window to the front aspect and a central heated radiator.



**BEDROOM TWO** 10' 4" x 11' 11" (3.17m x 3.64m) A double bedroom with a fitted wardrobe, double glazed windows to the rear aspect and a central heated radiator.



**BEDROOM THREE** 9' 5" x 10' 2" (2.89m x 3.11m) Bedroom three having a central heated radiator and a double glazed window to the rear aspect.

**BEDROOM FOUR** 9' 7" x 9' 11" (2.94m x 3.03m) Another double bedroom with a double glazed bay window to the front aspect and a central heated radiator.



**BEDROOM FIVE** 6' 1" x 13' 3" (1.87m x 4.04m) The fifth bedrooms having a central heated radiator and a double glazed window to the side aspect.

**BATHROOM** 8' 2" x 6' 10" (2.51m x 2.10m) A partially tiled bathroom with a bathtub and separate shower cubical, a low level W/C, a pedestal hand wash basin, central heated radiator and a frosted double glazed window to the rear aspect.

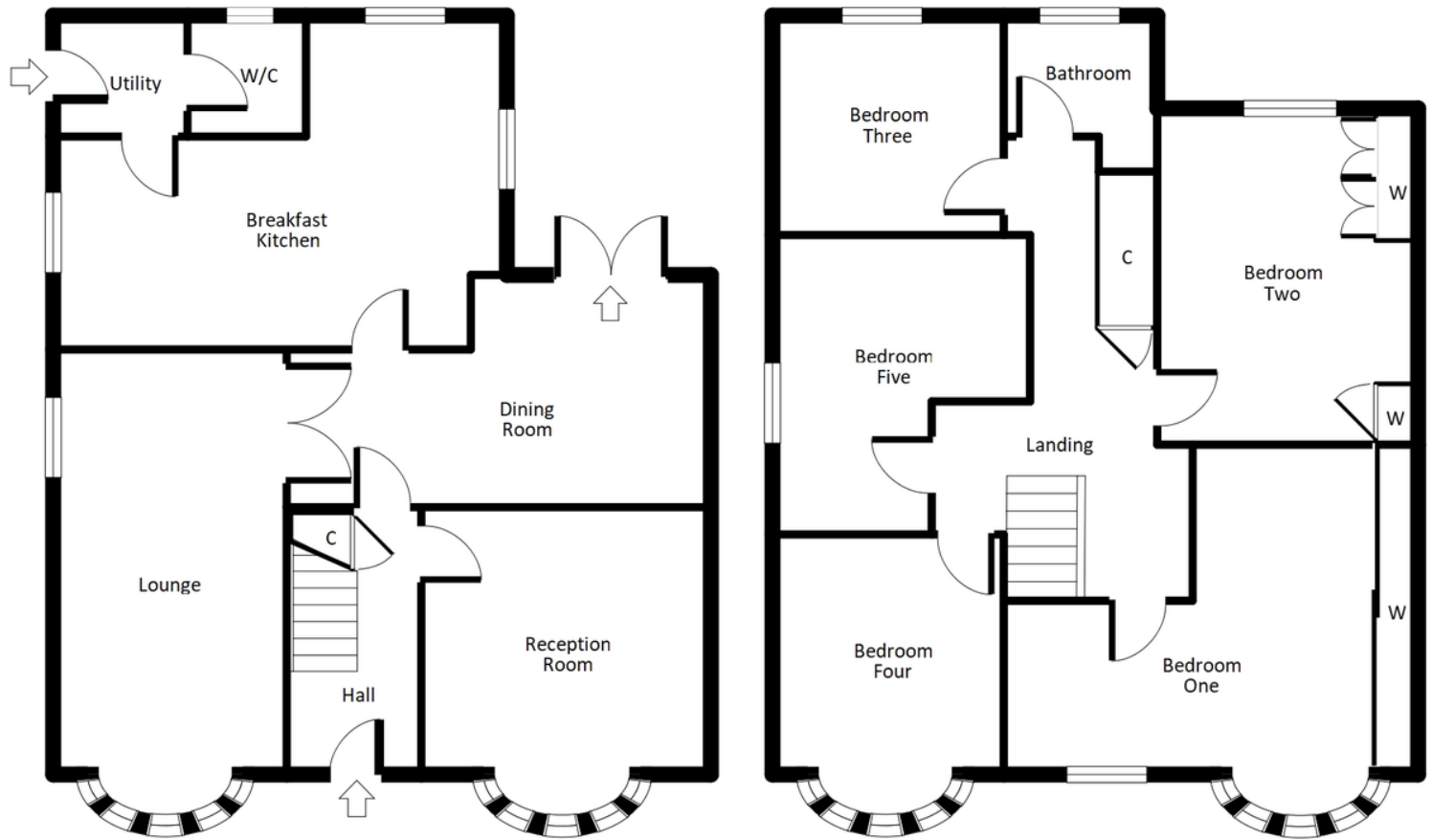


**FRONT ASPECT** A very well-presented front aspect with pathway to the main entrance, a driveway to the side aspect and access to the garage.

**REAR ASPECT** A private garden at the rear of the property which is initially patio followed by a laid lawn.



For illustrative purposes only. Measurements are approximate and not to scale.  
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