



Connells

John Grace Street
Coventry



Property Description

This beautifully presented modern family home offers spacious and versatile accommodation throughout and is ideally situated within the popular residential area of Cheylesmore. The home is being offered with opportunity for buyers seeking a well-appointed home close to local amenities, schools and excellent transport links.

The accommodation briefly comprises a welcoming entrance hallway, a generous living room/diner providing the perfect space for relaxation, a light filled conservatory overlooking the garden, and a contemporary extended kitchen fitted with a range of wall and base units, offering ample space for both everyday family life and entertaining. To the first floor are well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and family enjoyment, whilst off-road parking to the front adds practicality.

Early viewing is highly recommended to appreciate the accommodation and lifestyle on offer.

Approach

Door to:

Entrance Hallway

Stairs rising to the first floor with storage under, a radiator and doors to:

Living Room/Diner

Double glazed bay window to the front, radiators and double glazed french doors to the conservatory.

Conservatory

Double glazed windows overlooking the garden with double glazed french patio doors.

Kitchen

A range of wall and base units with an inset drainer sink and double glazed window to the rear aspect, other appliances include a dishwasher, washing machine, 5 gas ring hob with extractor fan over, double oven and radiator.

First Floor Landing

Loft hatch with pull down ladders which has a light and is boarded, doors to:

Bedroom One

Double glazed bay window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Family Bathroom

Featuring a bath with shower over, low level w/c, sink and towel radiator with double glazed window to rear aspect.

Outside

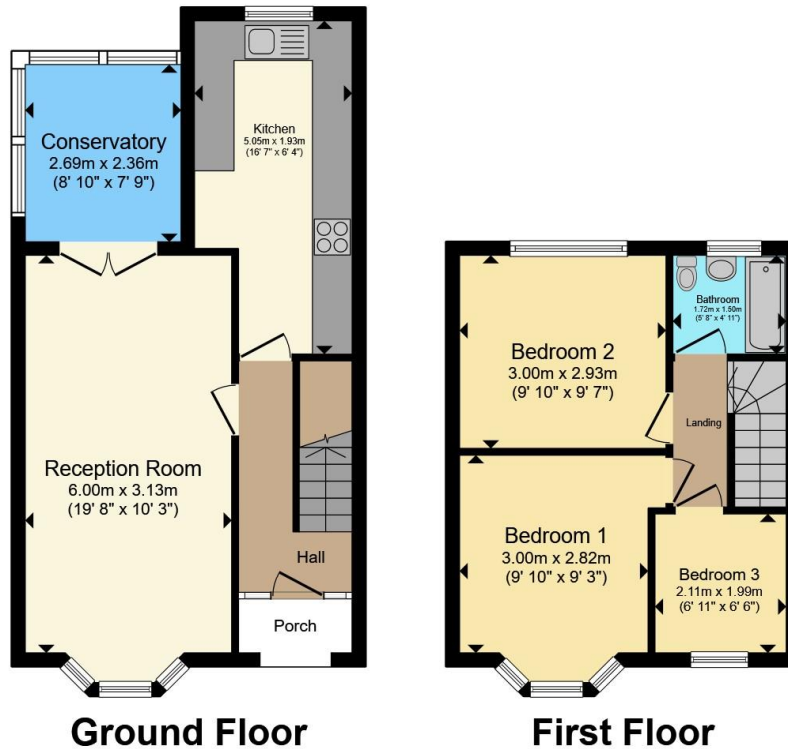
Front Of Property

Driveway and side pedestrian access to the rear garden.

Rear Garden

Lawned garden with an array of bushes and plants.





Total floor area 75.0 m² (808 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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38 New Union Street
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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/COV324375

Tenure: Freehold



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