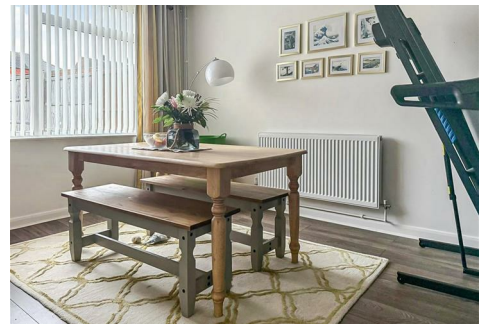




MATTHEW JAMES

Property Services



47 Deans Way, Coventry, CV7 9HG

£245,000

THREE BEDROOMS... SEMI DETACHED... TWO RECEPTION ROOMS... MODERN KITCHEN AND BATHROOM... GARAGE TO REAR... CLOSE TO COUNTRY WALKS... GAS COMBI CENTRAL HEATING... PVCU DOUBLE GLAZING... PERFECT FOR THE FIRST TIME BUYER. Located in the sought after area of Ash Green, this lovely semi-detached property is perfect for the first time buyer or with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

The modern bathroom adds a touch of contemporary style, ensuring that your daily routines well catered for. The property boasts two reception rooms, providing ample space for relaxation and family gatherings. The PVCu double glazing throughout the house not only enhances its aesthetic appeal but also contributes to energy efficiency, keeping the home warm and inviting.

For those who appreciate the outdoors, the location is particularly appealing, with easy access to picturesque country walks nearby. Additionally, the property is conveniently situated close to schools and local amenities, making it an excellent choice for families with children or anyone looking for a vibrant community atmosphere.

A garage to the rear of the property offers practical storage solutions or the potential for a workshop, catering to various lifestyle needs. The Baxi central heating boiler (fitted 2020) ensures that the home remains cosy during the colder months.

Front Garden Area



Having a block paved hardstanding to the front, pedestrian gate to the side and rear elevations and access through the front door into the:

Entrance Hallway



Having stairs off to the first floor, under stairs storage and doors leading off to:

Lounge

13'1 x 10'9 (3.99m x 3.28m)



Having a PVCu double glazed window to the front elevation and feature fireplace with inset shelving to the sides.

Dining Room

12'2 x 9'8 (3.71m x 2.95m)



Having a PVCu double glazed window to the rear elevation.

Kitchen

13' x 6'8 (3.96m x 2.03m)



Having a PVCu double glazed window to the rear elevation, PVCu double obscure glazed door to the side elevation, a range of wall, base and drawer units with roll top worksurface over, integrated fridge and

freezer, oven with hob and extractor over, space and plumbing for a washing machine, built-in cupboards and tiling to all splash prone areas.

First Floor Landing

Having a PVCu double glazed window to the side elevation, bannister, large airing cupboard and doors leading off to:

Bedroom One

12'9 x 8'5 (3.89m x 2.57m)



Having a PVCu double glazed window to the front elevation and fully fitted wardrobes with sliding doors to the one wall.

Bedroom Two

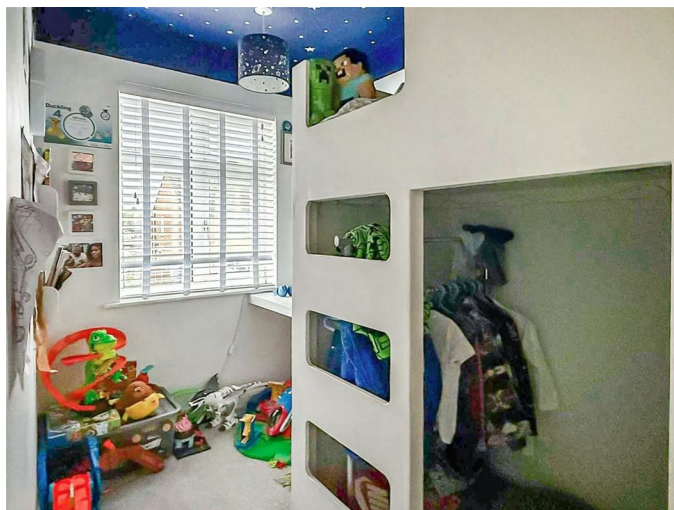
12'5 x 10'6 (3.78m x 3.20m)



Having a PVCu double glazed window to the front elevation.

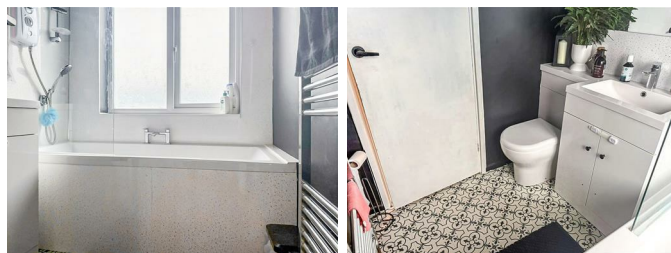
Bedroom Three

7'3 x 5'10 (2.21m x 1.78m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom



Having a PVCu double obscure window to the rear elevation, panel bath with Triton T80 shower over, vanity wash hand basin with storage beneath, integrated WC and ladder style heated towel rail.

Rear Garden



Having fenced perimeter, mainly laid to lawn with paved patio and pathway that leads to the:

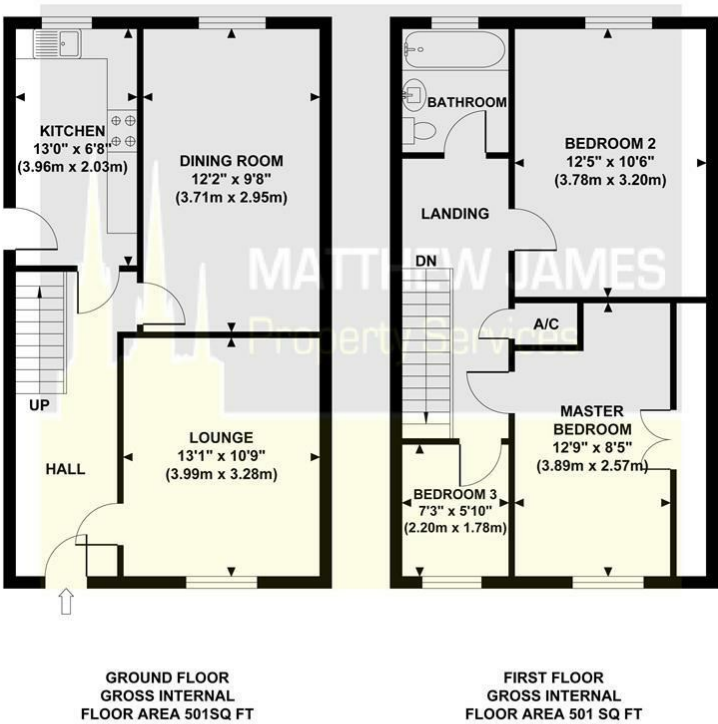
Garage

Having door and up and over door to one end.

Floor Plan

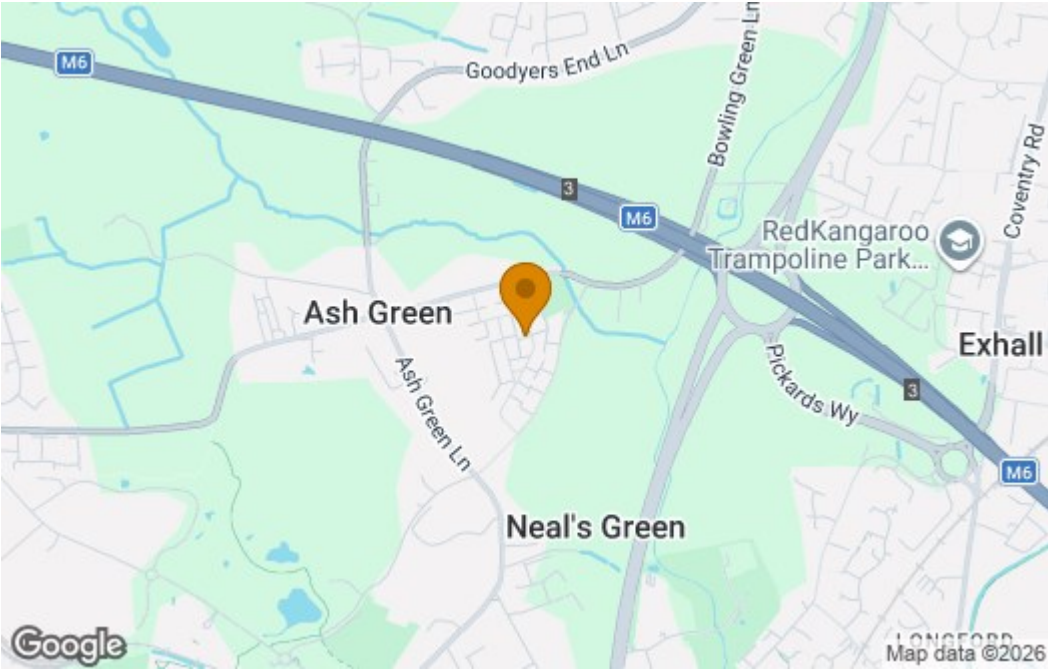
47 DEANS WAY, EXHALL, COVENTRY

Approximate Gross Internal Area 1002 sq ft / 93.08 sq m

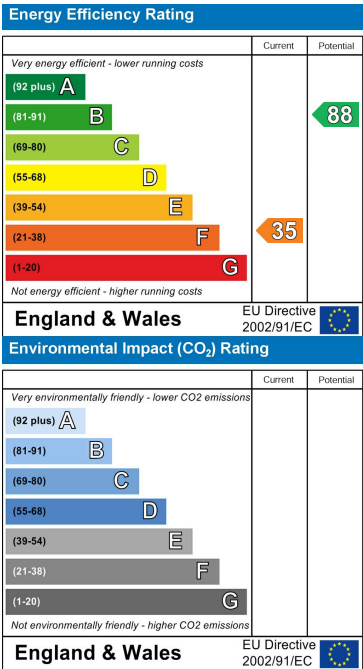


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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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