

# MATTHEW JAMES

## Property Services



## 18 Bromleigh Drive, Coventry, CV2 5LX

### Offers Over £365,000

A beautifully presented and deceptively spacious four-bedroom traditional family home, offering stylish and versatile accommodation throughout. This is a truly exceptional property that has been renovated to a superb standard and is certain to impress from the moment you step inside. Situated on the highly regarded Bromleigh Drive in the popular Copeswood area, the property enjoys a convenient location close to a wide range of local amenities, excellent schools, and transport links, making it ideal for families and commuters alike.

The accommodation begins with a welcoming entrance hallway leading to the ground floor living space. The spacious open-plan living and dining room is bright and airy, featuring a beautiful fireplace that creates a wonderful focal point and provides the perfect setting for both relaxing and entertaining. To the rear of the property is a generously sized breakfast kitchen, ideal for family meals and keen cooking enthusiasts. A separate utility room provides additional practicality and leads through to a modern ground-floor shower room and w.c. The first floor offers four well-proportioned bedrooms. There are two generous double bedrooms flooded with natural light, while the third double bedroom is currently utilised as a dressing room. The fourth bedroom is currently used as a home office, providing flexible accommodation to suit a variety of needs. Completing this floor is a spacious and contemporary family bathroom. A staircase rises to the loft room, which offers fantastic additional space and useful storage. The room is currently used as a bedroom; however, prospective purchasers should note that it was converted prior to the current ownership and does not have formal building regulations approval. Externally, the property continues to impress. Beautifully maintained, low-maintenance rear garden is a real suntrap, featuring dual patio areas, the front driveway offers convenient off street parking.

Internal viewing is a must!

## Approach / Driveway



## Entrance Porch & Hallway

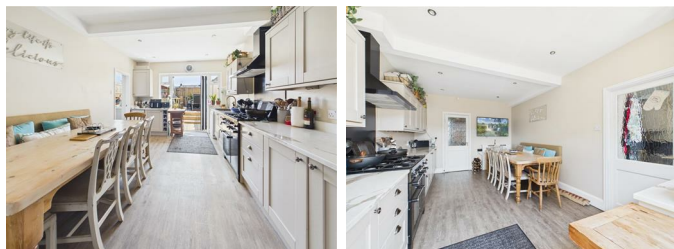
### Living / Dining Room

23'5 x 14'9 (7.14m x 4.50m)



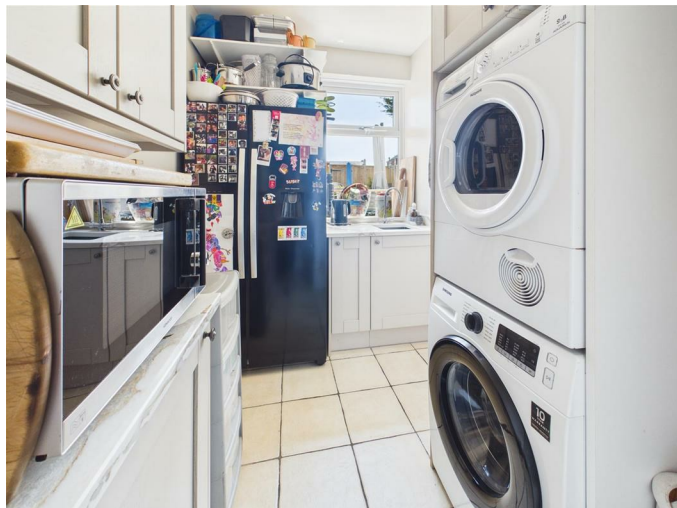
### Breakfast/ Kitchen

16'6 x 10'5 (5.03m x 3.18m)



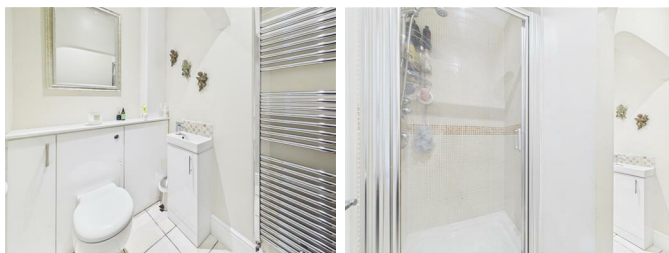
### Utility Room

7'9 x 6'5 (2.36m x 1.96m)

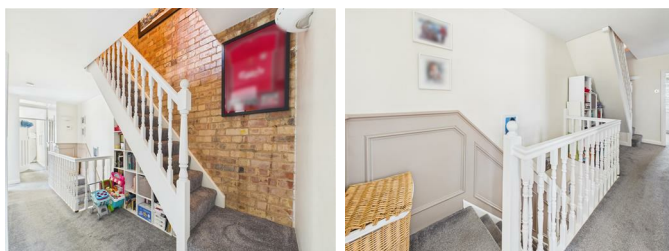


## Ground Floor Shower Room & WC

8'12 x 6'3 (2.44m x 1.91m)



## First Floor Landing



### Bedroom One

12'8 x 10'7 (3.86m x 3.23m)



### Bedroom Two

12'0 x 11'4 (3.66m x 3.45m)

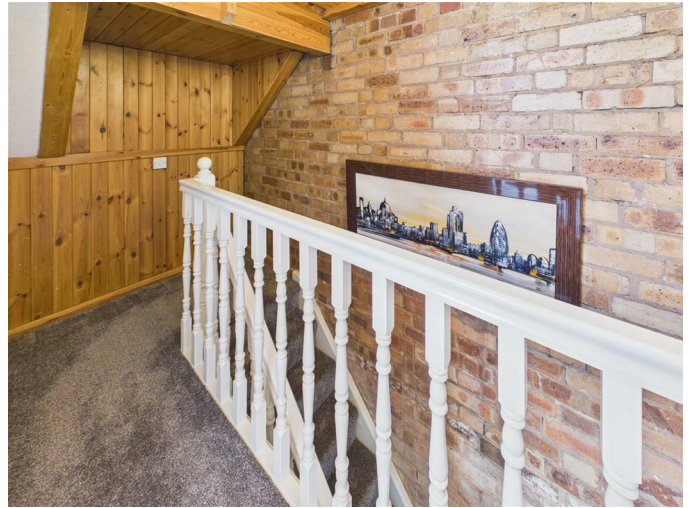


### Bedroom Three

11'0 x 9'4 (3.35m x 2.84m)



### Stairs To Loft Room



### Bedroom Four

7'4 x 6'5 (2.24m x 1.96m)



### Loft Room

15'4 x 13'7 (4.67m x 4.14m)

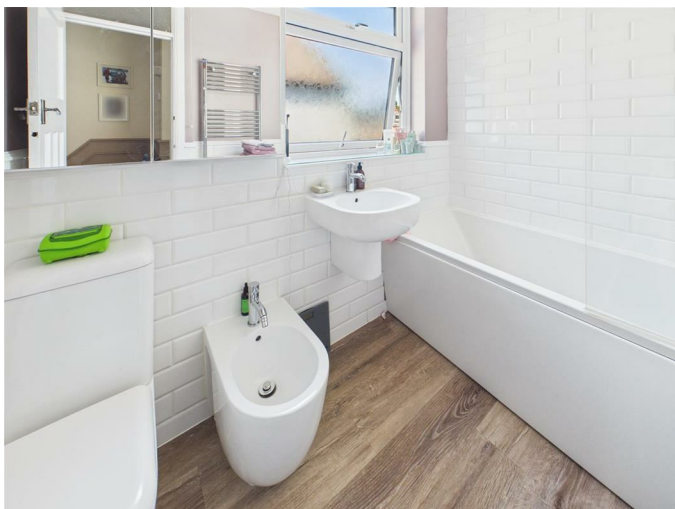


### Rear Garden



### Family Bathroom

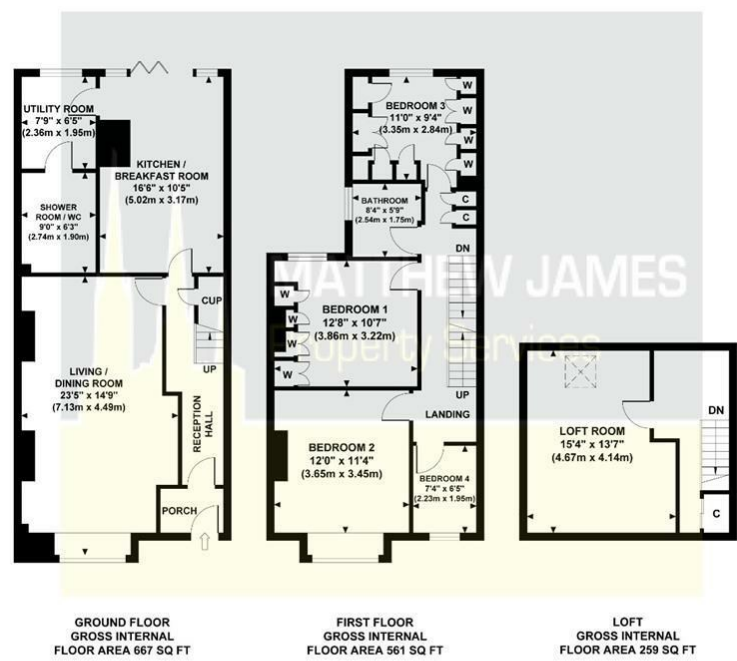
8'4 x 5'9 (2.54m x 1.75m)



Floor Plan

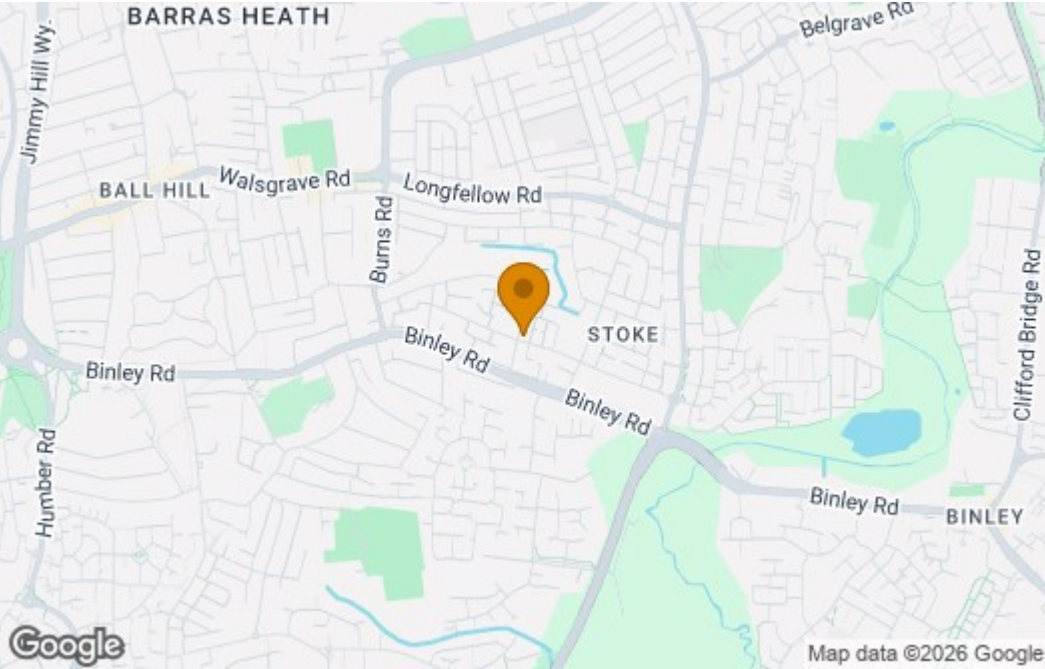
BROMLEIGH DRIVE

Approximate Gross Internal Area 1487 sq ft / 138.14 sq m

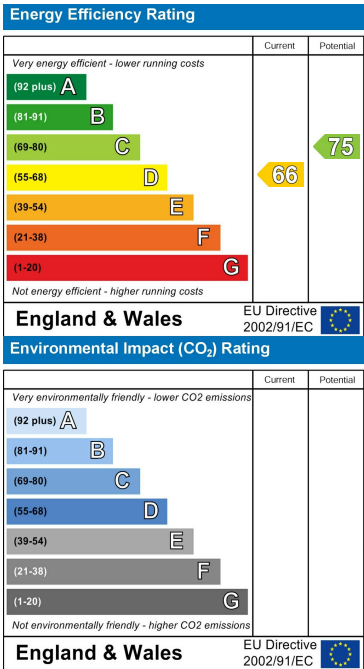


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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