



Avondale Road, Brandon, Coventry, CV8 3HS

HOWKINS &  
HARRISON

Avondale Road,  
Brandon, Coventry,  
CV8 3HS

Guide Price: £399,000

Situated on Avondale Road in Brandon, this delightful four-bedroom property presents an exceptional opportunity to acquire a modern and comfortable home. The property has been thoughtfully improved by the current owners, offering accommodation over three floors, with the addition of an impressive master suite and walk-in wardrobe to the top floor. Further benefiting from off-road parking and a single garage.

#### Features

- Four bedroom property
- Converted loft providing an impressive master suite with walk-in dressing room
- Village location
- Refitted kitchen and bathrooms
- Semi detached property
- Two en-suite shower rooms
- Engineered oak flooring throughout the ground floor
- Built-in wardrobes
- New gas boiler with Nest thermostat
- Single garage and parking
- High spec CCTV system covering the entire property



## Location

The property is situated in Brandon village which is situated between Binley Woods and Wolston both of which offer local amenities including shops, post office, newsagents, doctor's surgery, hairdresser and primary school. Rugby town and the city of Coventry are just a short drive away and offer a host of further amenities including a range of retail outlets, leisure facilities, restaurants, theatres and some excellent schooling. The development is also well placed for the commuter, thanks to excellent road and rail links. Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high speed train service to London Euston in under 50 minutes and Birmingham International Airport is approximately 18 miles distant.



## Ground Floor

Upon entering you are greeted by a spacious entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation. Haro engineered oak flooring flows through the entrance hall into the kitchen which has been refitted, offering a comprehensive range of modern shaker style units to include an electric oven, five ring gas hob with an extractor over, dishwasher, washing machine and wine cooler. The kitchen has an attractive bay window to the side aspect and offers ample space for a dining table and chairs, along with space for an American style fridge freezer. There is a continuation of the engineered oak into the sitting room which benefits from dual aspect windows, affording plenty of natural light, and double doors opening out onto the rear garden. A modern white refitted ground floor cloakroom offers understairs storage and completes the ground floor accommodation.





## First Floor

The first floor offers three spacious bedrooms and a family bathroom. Bedroom two benefits from built-in triple wardrobes and a double wardrobe with mirrored doors, along with a refitted modern en-suite comprising of a WC, wash hand basin with vanity unit and a double walk-in shower cubicle. Bedroom three also benefits from double built-in wardrobes. Completing the first floor accommodation is a modern family bathroom recently refitted with a white P Shaped bath, wash hand basin inset into a vanity unit, WC and an airing cupboard housing the newly fitted boiler.

## Second Floor

The recent addition of a fantastic master suite can be found on the second floor. The conversion has been finished to a high standard and is complete with its own large en-suite shower room and an impressive walk-in dressing room. The en-suite has a double walk-in shower cubicle with rainfall shower head, modern wash hand basin with vanity unit and WC.

## Outside

To the front, the property is screened by low level hedging and mature planted borders with steps leading up to the front of the property. The rear garden is accessed via double doors from the sitting room and is mainly laid to lawn with a paved patio area providing space for outdoor dining and entertaining. A gate to the rear of the garden provides access to the parking and single garage with an up and over door.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01788-564666.

## Fixtures and Fittings

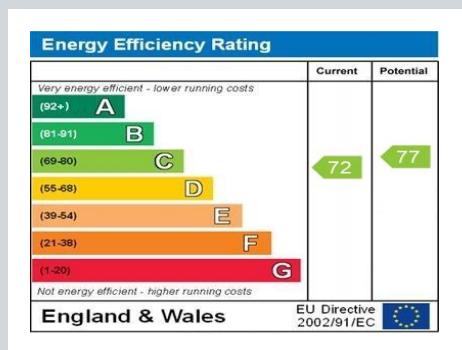
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

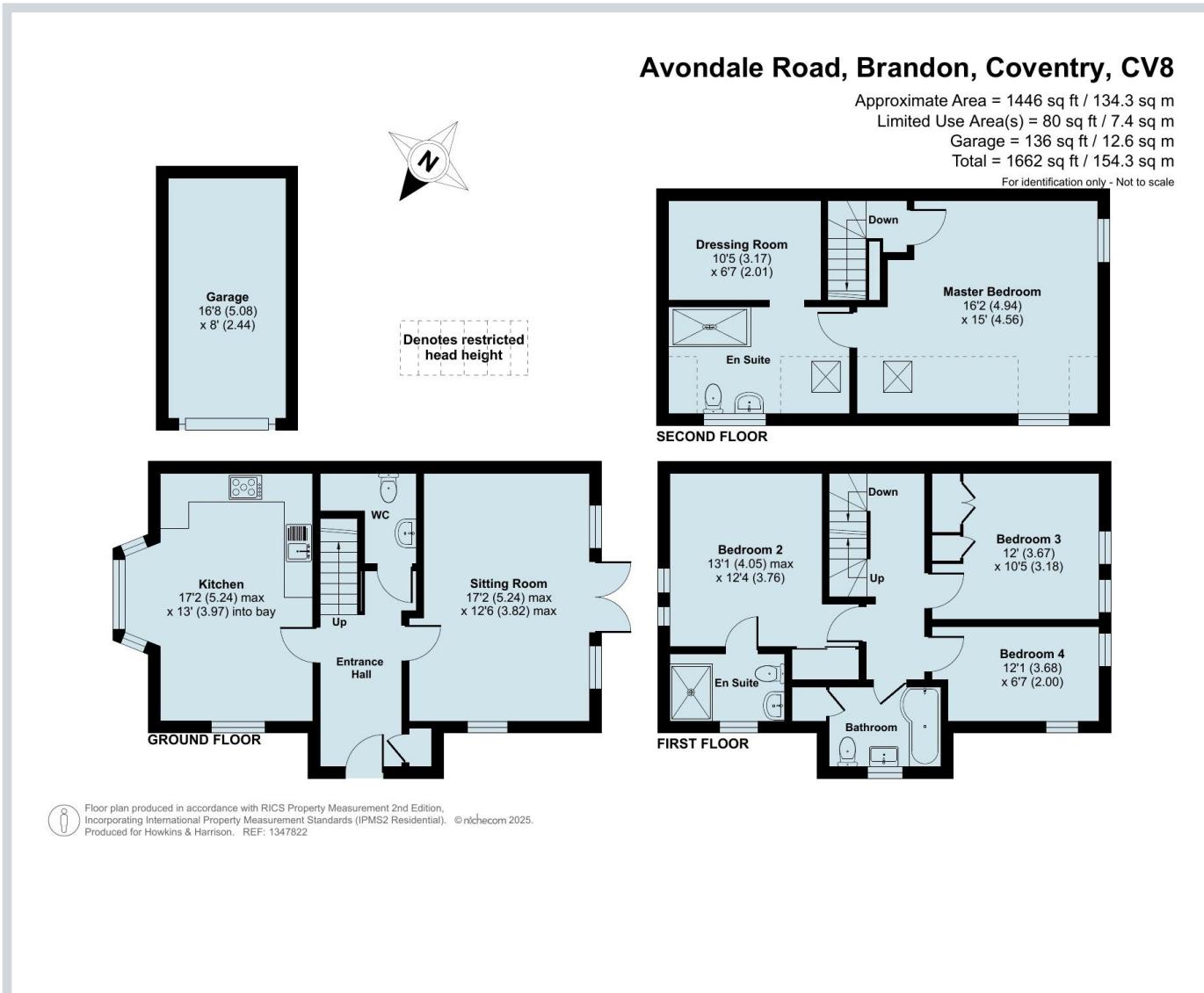
Rugby Borough Council. Tel: 01788-533533.  
Council Tax Band – C.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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