



Connells

Quinton Road
Coventry



Property Description

A double glazed uPVC entrance door opens into a welcoming hallway with understairs storage, and stairs rising to the first floor. To the front is a generous bay-fronted reception room, filled with natural light and centred on a Victorian style fireplace with inset coal effect gas fire.

Beyond, the kitchen and dining room provide a sociable open space for cooking and eating. The kitchen has oak-fronted wall and base units, roll top work surfaces, a stainless steel sink, integrated electric oven, four ring gas hob. There is space and plumbing for a washing machine, dishwasher and under counter appliances. Sliding patio doors open into the conservatory.

The conservatory overlooks the garden and provides flexible additional space suitable for a playroom, study or garden room, with a double-glazed external door leading outside.

Upstairs, the landing serves three bedrooms and a family bathroom. Bedroom one is a bay fronted double; bedroom two is a further double overlooking the rear garden; and bedroom three is a comfortable single bedroom suitable as a bedroom, nursery or home office. The bathroom has a bath with a shower over, a WC, a wash basin, and a radiator.

Outside, a dwarf walled front garden and paved path lead to the entrance. The generous rear garden includes lawn, paved areas and a raised patio. There is side access and pedestrian access via the shared rear passage. A detached garage/outbuilding stands at the rear.

Approach

Entrance Hallway

Double glazed uPVC entrance door, understairs storage cupboard, radiator, stairs and doors leading to the accommodation.

Reception Room

12' 3" x 11' 5" into bay (3.73m x 3.48m into bay)

Front double glazed bay window, Victorian-style fireplace with inset coal effect gas fire, radiator and open doorway towards the kitchen/dining room.

Kitchen/Dining Room

11' 9" x 17' 2" (3.58m x 5.23m)

Oak-fronted units, work surfaces, sink, electric oven, gas hob, extractor, appliance spaces, boiler, radiator, rear window and sliding doors to the conservatory.

Conservatory

12' x 8' 9" (3.66m x 2.67m)

Ceramic tiled floor, double glazed windows to the side and rear, and an external door to the garden.

First Floor Landing

Stairs rising from the ground floor, loft hatch and doors leading to the bedrooms and family bathroom.

Bedroom One

12' 8" x 10' 7" into bay (3.86m x 3.23m into bay)

Front double glazed bay window, radiator and original wood flooring, as recorded in the 2016 particulars.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)

Rear double glazed window and radiator.

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m)

Front double glazed window and radiator.

Family Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Part tiled bathroom with a bath and shower over, WC, washbasin/vanity unit, radiator and rear double glazed window.

Outside

To the front of the property is a lawned fore garden with pathway, and street permit parking.

Front Garden

Dwarf brick boundary wall, paved entrance path and low-maintenance front area, with pedestrian side access to the rear garden.

Rear Garden

A generous rear garden with lawn, paved areas, a raised patio and a pathway leading to the detached garage/outbuilding. The garden benefits from pedestrian side access and pedestrian access via the shared rear passage. There is no rear vehicular access.

Garage And Outbuilding

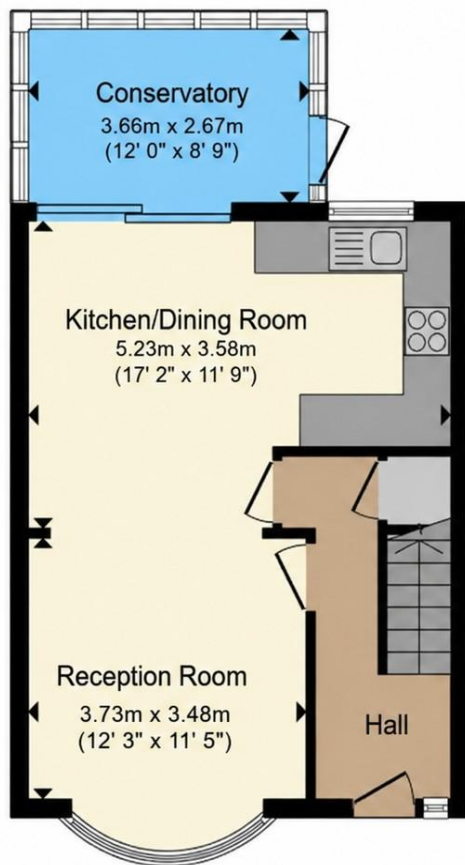
12' 6" x 8' 1" (3.81m x 2.46m)

Up and over door, power and lighting, with a separate key-locked door. No rear vehicular access.

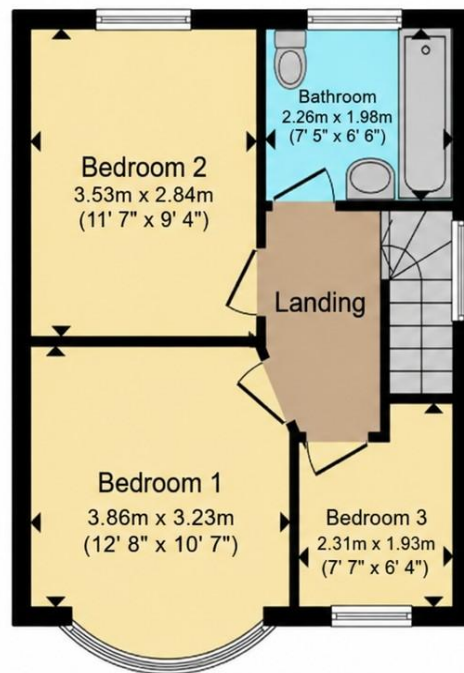
Buyer Aml Fee

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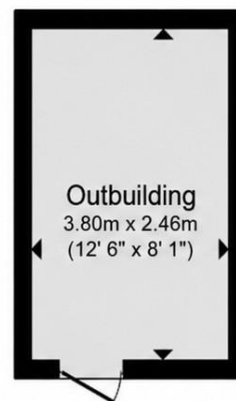




Ground Floor



First Floor



Outbuilding



To view this property please contact Connells on

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38 New Union Street
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EPC Rating: D Council Tax
Band: C

view this property online [connells.co.uk/Property/COV322689](https://www.connells.co.uk/Property/COV322689)

Tenure: Freehold



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