



Connells

Porlock Close
Coventry



Property Description

Located in a peaceful residential cul-de-sac, this family home is a well-presented three-bedroom semi-detached property offering comfortable living with fantastic scope for future development.

The home benefits from a driveway and garage providing off-road parking, along with a well-proportioned rear garden and a bright conservatory that extends the living accommodation and enjoys views over the garden. Internally, the property offers a practical and well-balanced layout suited to modern lifestyles.

A key highlight is the substantial side space, presenting excellent potential for a double-storey extension, allowing purchasers to significantly enhance the property's footprint and value.

Conveniently positioned close to local amenities, schools and transport links, this property represents an ideal opportunity for families, movers and investors alike.

Approach

Double door to;

Entrance Hall

Double glazed window to the side elevation, radiator.

Through Lounge/Dining Room

Double glazed window to the front elevation, two radiators and a feature fireplace surround with gas fire.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces.. Integrated electric double oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door leading to the rear garden.

Conservatory

Double glazed windows to all elevations, underfloor heating and door opening onto the rear garden.

First Floor Landing

Radiator, storage cupboard housing the boiler.

Bedroom One

Double glazed 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.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, radiator.

Separate W/C

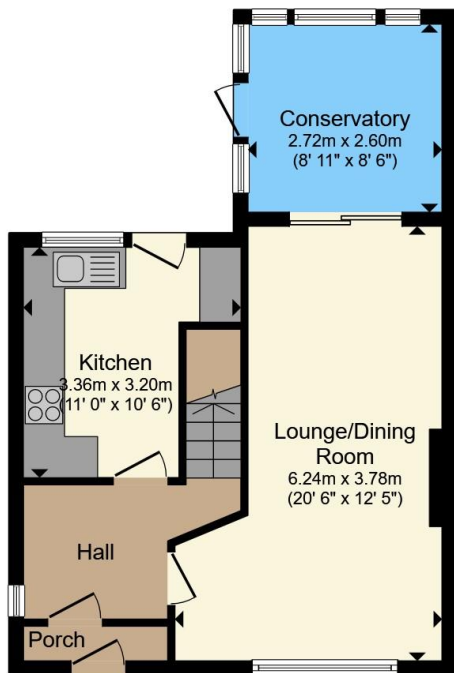
Comprising toilet.

Outside

Rear Garden

Garage

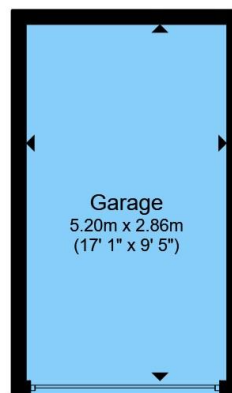




Ground Floor



First Floor



Garage



Total floor area 97.8 m² (1,053 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



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: D

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Tenure: Freehold



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Property Ref: COV323472 - 0006