



40 Coventry Road, Brinklow

Guide Price £392,000

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## 40 Coventry Road

Brinklow, Rugby

Spacious 3-bed, 2-bath semi-detached home with open-plan kitchen, loft room ideal as a home office, large garden, patio, garage, driveway, countryside views, and modern features in a friendly Village.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 3 DOUBLE BEDROOM SEMI DETACHED IN BRINKLOW
- PRINCIPAL BEDROOM WITH ENSUITE
- 2ND FLOOR LARGE DOUBLE LOFT ROOM
- LARGE KITCHEN EXTENSION WITH CONTEMPORARY UNITS AND FITTED APPLIANCES
- PRIVATE DRIVEWAY FOR 3/4 CARS
- LARGE GARDEN WITH ENTERTAINING AREA
- DETACHED GARAGE TO REAR
- STUNNING VIEWS OVER FARM FIELDS TO FRONT
- EASY ACCESS TO UNIVERSITY HOSPITAL COVENTRY & WARWICKSHIRE
- EXCELLENT COMMUTER LINKS TO MOTORWAY NETWORK/RUGBY TRAIN STATION





### Entrance Hall

There is a contemporary composite front door, which leads into the entrance hall with stairs off to the first floor and a door which leads into the lounge.

### Lounge

25' 2" x 12' 1" (7.68m x 3.68m)

### Kitchen / Diner

19' 5" x 15' 1" (5.92m x 4.61m)

A new addition to the house with LVT flooring for a sleek finish. There are a full range of handleless wall and base units with integrated appliances including:- a Quooker hot water tap, 2 ovens, Microwave, Coffee Machine, Washing machine, dryer and dishwasher. There is a large Bosh Induction hob, perfect for those family gatherings.

### Wc

### Landing

The landing space is split level and turns to the right for the family bathroom and to the left to the bedrooms.

### Family Bathroom

11' 4" x 5' 10" (3.46m x 1.77m)

This was previously one of the bedrooms to the rear of the house, but was converted prior to the current owners living there into the large family bathroom. This has enabled you to have a full-sized bath, as well as a large quadrant shower cubicle. There is also a pedestal wash hand basin, WC and heated towel rail.

### Principle Bedroom

10' 4" x 8' 4" (3.14m x 2.53m)

Located to the rear of the house, this double bedroom has the benefit of an Ensuite and also a view over the rear garden.

### En-suite

8' 1" x 5' 6" (2.46m x 1.68m)

Being larger than average, with a shower cubicle, wash hand basin, WC and heated towel rail. There is a shelf under the window, with a window to the rear



## GARDEN

## DRIVEWAY

4 Parking Spaces

A tarmac driveway to the front of the house with plenty of room for 4 cars. The driveway also extends to the side of the house, where there is a Pod point electric car charging point located. There are wooden gates leading towards the garage.



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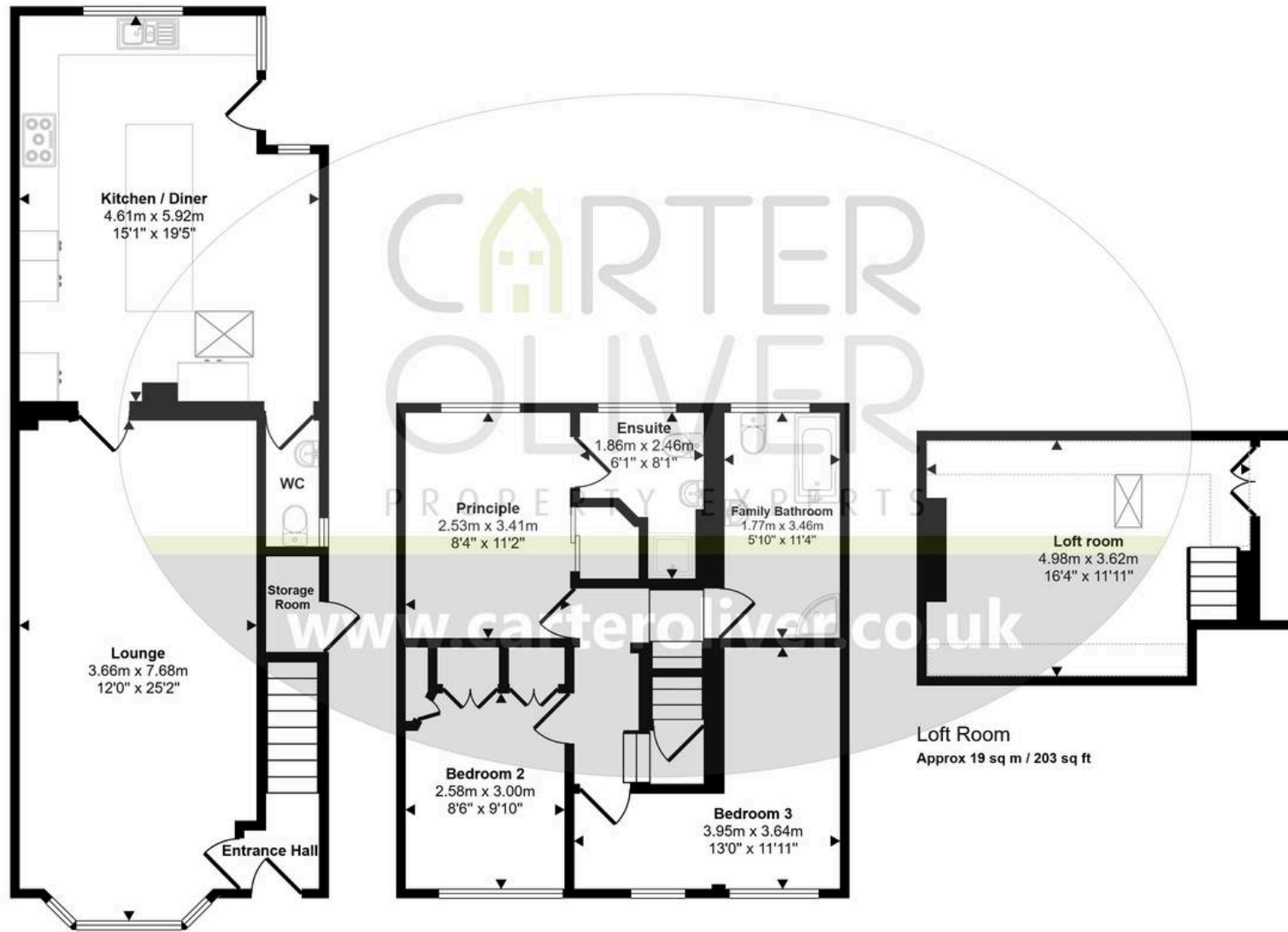


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Approx Gross Internal Area  
128 sq m / 1379 sq ft



Ground Floor  
Approx 61 sq m / 656 sq ft

First Floor  
Approx 48 sq m / 520 sq ft

Loft Room  
Approx 19 sq m / 203 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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