



Connells

St. Ives Road
COVENTRY



Property Description

This beautifully presented home has been fully refurbished throughout to an exceptional standard, offering stylish and contemporary living accommodation ready for immediate occupation. Finished with quality fixtures and fittings, the property seamlessly combines modern comforts with practical family living.

The accommodation is spacious and well-proportioned, featuring a bright and welcoming entrance, generous living areas and a stunning refitted kitchen designed to meet the demands of modern lifestyles. The property further benefits from a newly fitted bathroom, fresh décor throughout, and new flooring, creating a clean and elegant finish in every room.

Externally, the property offers attractive outdoor space ideal for relaxing or entertaining, while its convenient location provides easy access to local amenities, schools, shopping facilities and excellent transport links into Coventry city centre and surrounding areas.

Perfect for first-time buyers, growing families or investors alike, this impressive home is truly move-in ready and must be viewed to fully appreciate the quality of accommodation on offer.

Approach

Double glazed door leading to:

Entrance Hall

Stairs rising to the first floor, laminate flooring, radiator and doors to:

Lounge

Double glazed window to the front aspect, laminate flooring, radiator and electric living flame effect fire with surround.

Kitchen/Diner

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink drainer unit with work surfaces and splashbacks over, electric hob with hood above, electric oven, plumbing for washing machine, laminate flooring, two double glazed windows overlooking the rear garden, pantry cupboard and door to:

Rear Hallway

Door leading to the front, door to the rear garden and further doors to:

Cloakroom

Low level wc.

Store Room

Single glazed window to the rear aspect.

First Floor Landing

Double glazed window to the side aspect, access to loft space and doors to:

Bedroom One

Double glazed window to the rear aspect, radiator and a cupboard housing the combination boiler.

Bedroom Two

Double glazed window to the front aspect, radiator, built in wardrobe and laminate flooring.

Bedroom Three

Double glazed window to the front aspect and a radiator.

Bathroom

Being tiled and comprising a bath with shower over, low level wc and wash hand basin set within a vanity unit, double glazed window to the rear aspect and a heated towel rail.

Outside

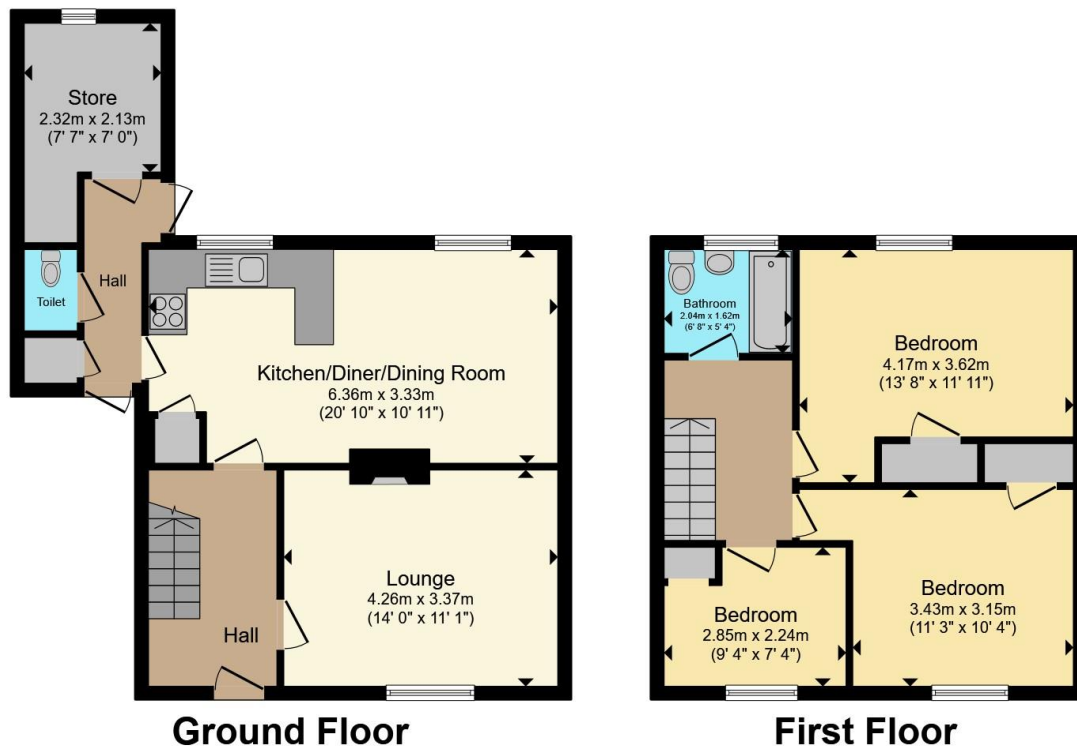
To the front of the property is a driveway for multiple vehicles.

To the rear is a patio area beyond being laid to lawn with mature borders.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 98.0 m² (1,055 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

Connells

To view this property please contact Connells on

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38 New Union Street
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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/COV324450

Tenure: Freehold



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