



Connells

Blacksmith Way
Exhall Coventry



Property Description

Situated in a popular and well-connected Exhall location, this beautifully presented semi detached family home offers contemporary living across a well-designed layout. The property was built in 2023, the property still benefits from an 8 year NHBC warranty. The accommodation briefly comprises: ground floor guest w/c, lounge with French doors opening onto the rear garden and a fitted kitchen with built-in appliances. To the first floor there are three bedrooms, (master bedroom with en-suite) and a family bathroom. Outside there is a rear garden and a driveway providing off road parking.

Approach

Double glazed front door.

Entrance Hall

Stairs to first floor, radiator.

Fitted Kitchen

17' 4" x 11' (5.28m x 3.35m)
Range of wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, understairs cupboard, double glazed window to the front elevation and to lounge.

Guest W/C

Comprising, toilet, wash hand basin and double glazed window to the side elevation.

Lounge

14' 2" x 9' 9" (4.32m x 2.97m)
Radiator, laminate flooring and double glazed French doors opening onto the rear garden.

First Floor Landing

Double glazed window to the front elevation, and doors to;

Bedroom Two

14' 3" x 9' 10" (4.34m x 3.00m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

10' 9" x 7' 5" (3.28m x 2.26m)
Double glazed window to the front elevation and radiator.

Family Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail, extractor fan and double glazed window to the side elevation.

Second Floor

Master Bedroom

14' 3" max x 14' 2" (4.34m max x 4.32m)
Double glazed window to the front elevation and radiator.

En-Suite

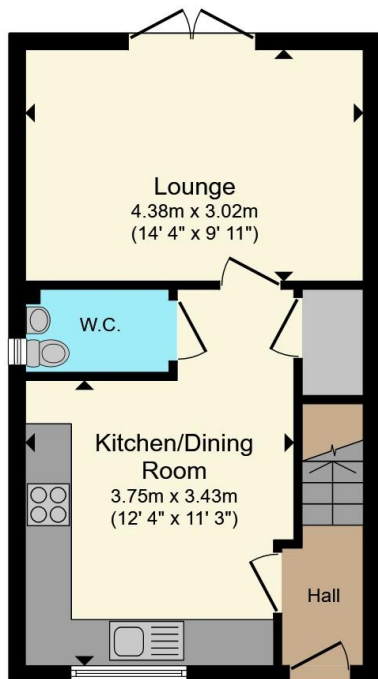
Tiled, comprising shower cubicle, wash hand basin, toilet, extractor fan, storage to eaves and double glazed window to the rear elevation

Outside

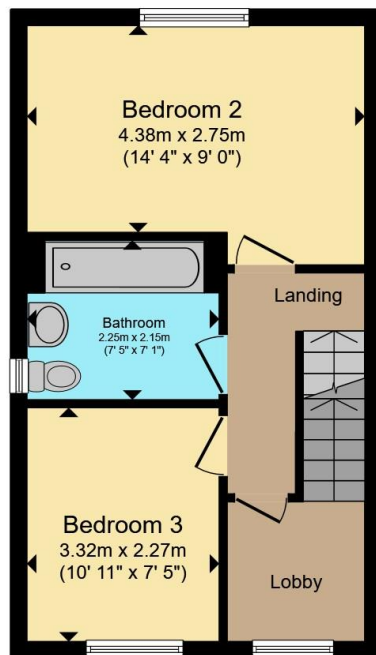
Rear Garden

Patio area beyond being laid to lawn with a wooden pergola.

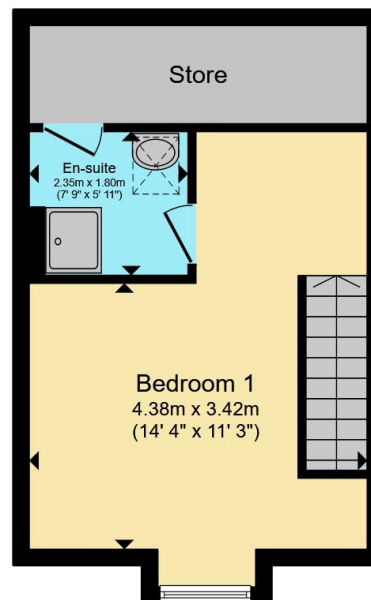




Ground Floor



First Floor



Second Floor

Total floor area 101.1 m² (1,088 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

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: B Council Tax
 Band: B

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Tenure: Freehold



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