





## Property Description

This detached family home is situated to the South East of the City, within easy access of both the City Centre & the Midland Road networks. The accommodation briefly comprises: ground floor w/c, lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms, (bedroom one with en-suite) and a family bathroom. Outside there is a garage and a rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor, storage cupboard and radiator.

## Guest W/C

Comprising, toilet, wash hand basin and heated towel rail.

## Lounge

Double glazed window to the front elevation, radiator, laminate flooring and double glazed doors opening onto the rear garden.

## Dining Room

Double glazed window to the front & side elevations and radiator.

## Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, integrated dishwasher, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear & side elevations and door leading to the rear garden.

## First Floor Landing

Double glazed window to the rear elevation, radiator and doors to;

## Bedroom One

Double glazed window to the front elevation, Hammonds fitted wardrobe and radiator.

## En-Suite

Comprising, shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

## Bedroom Two

Double glazed window to the front and side elevations, Hammonds fitted wardrobe and radiator.

## Bedroom Three

Double glazed window to the rear elevation, Hammonds fitted wardrobe and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and double glazed window to the front elevation.

## Outside

### Rear Garden

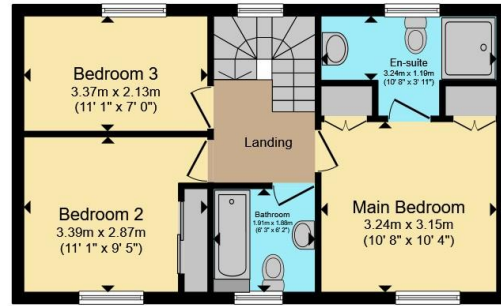
Lawned area.

### Garage

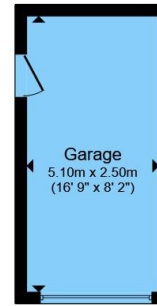




**Ground Floor**



**First Floor**



**Garage**



Total floor area 111.6 m<sup>2</sup> (1,202 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: D

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Tenure: Freehold



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Property Ref: COV323201 - 0010