

Connells

Clementine Walk
Coventry

Clementine Walk
Coventry CV3 1LX

for sale
£350,000







Property Description

Located on the highly regarded Copsewood Estate in Binley, this beautifully presented three-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Featuring a garage, driveway parking, an en-suite to the principal bedroom and a bright dual-aspect living room, the property is perfectly suited to growing families.

The ground floor comprises a welcoming entrance hall, guest WC, spacious dual-aspect lounge, contemporary breakfast kitchen and a practical utility room. Upstairs, there are three generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from a private and enclosed rear garden, driveway providing off-road parking and an integral garage.

Situated within a popular residential development close to local amenities, schools and transport links, this attractive home offers both comfort and convenience.

Viewing is highly recommended to fully appreciate all that this property has to offer.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Guest Cloakroom

Fitted with low level WC.

Living Room

Window to the front and side,

Kitchen / Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric double oven and grill with gas hob and cooker hood above, space and plumbing for dishwasher and fridge freezer, ample space for dining table, window to the front and patio doors leading to garden.

Utility

Fitted with base and wall mounted units with complementary work surfaces, space and plumbing for automatic washing machine and door to the rear.

First Floor Landing

Staircase rising from the hallway.

Main Bedroom

Built-in wardrobes providing hanging and shelving space, window to the front and door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin, shower cubicle, heated towel rail and obscure glazed window to the front.

Bedroom Two

Window to the front.

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with mixer tap and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property there is a lawned garden with path leading to front door.

Rear Garden

Enclosed rear garden laid mainly to lawn with patio area and gated side access.

Garage & Driveway

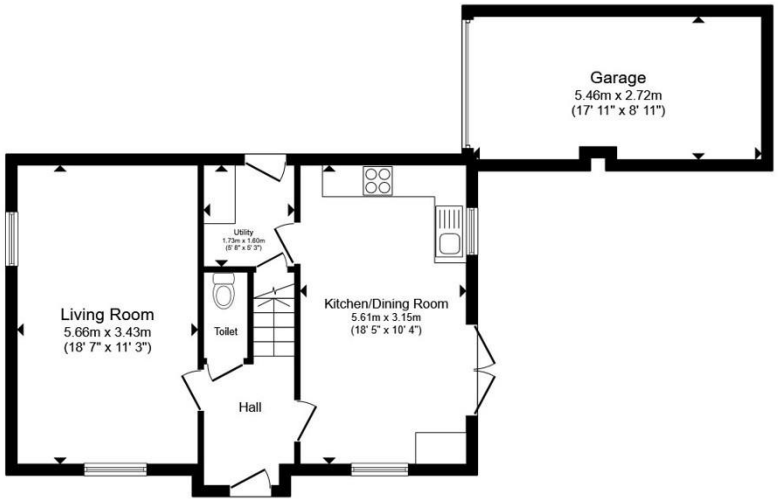
To the side of the property there is a driveway providing off road parking and giving direct access to garage with up and over door, light and power.

Buyer Aml Fee

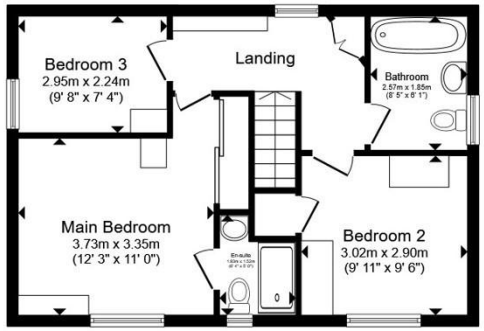
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor





Total floor area 111.6 m² (1,201 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: C

Council Tax Band: C

view this property online connells.co.uk/Property/COV324724

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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