



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£525,000

Located in

Coventry





# Sevilla Close

Coventry | CV3 2AG



The well-appointed family accommodation briefly comprises a entrance hall, with access to all rooms on the ground floor. There is spacious and elegant lounge provides a superb principal living space, featuring an attractive fireplace with a living flame gas fire, access to a family room with views to the rear garden is via the lounge or the hallway, The generously sized breakfast kitchen / Diner is fitted with a built-in hob and oven, complemented by a separate utility room for added convenience.

A particularly useful addition is the good-sized study, created from a conversion of the original garage, which also retains a smaller storage area/workshop as well as keeping a full length garage.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom being especially spacious and benefiting from its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property is approached and has the benefit of a double-width driveway providing ample off-road parking. The open-plan front garden enhances kerb appeal, while to the rear there is a fully enclosed, attractively landscaped garden offering a private and pleasant outdoor space.

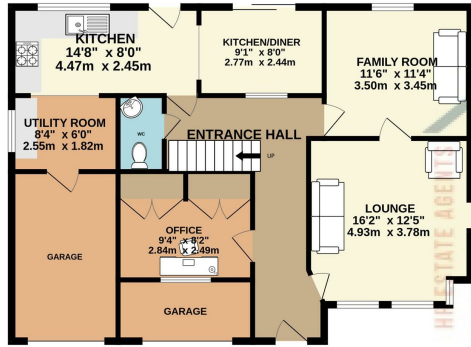
# Sevilla Close

£525,000 Freehold

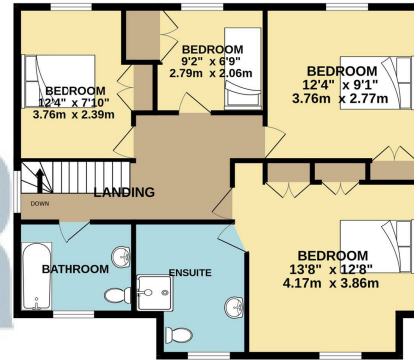


- Quite Cul-De-Sac
- Close To Amenities
- Ample Parking
- Kitchen / Diner
- Master En-Suite
- Garage
- Family Room

GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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