

Connells

Holywell Close
Coventry

Holywell Close
Coventry CV4 9TQ

for sale
£375,000







Property Description

Nestled within a quiet cul-de-sac location, this impressive Three-bedroom detached family home offers spacious and versatile accommodation throughout, making it ideal for growing families. Thoughtfully arranged, the property features a welcoming entrance hallway, cloakroom, a generous lounge, separate dining room, and a well-appointed kitchen with ample storage and workspace.

Upstairs, the home boasts three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a modern family bathroom. Externally, the property benefits from a private rear garden, perfect for outdoor entertaining and family enjoyment, while a driveway and integral garage provide ample off-road parking.

Conveniently positioned for local amenities, reputable schools, transport links and access to Coventry city centre, this superb detached residence combines comfortable family living with a highly desirable setting. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Approach

Double glazed entrance door leading to:

Entrance Hallway

Laminate flooring, radiator, stairs to the first floor and doors leading to:

Cloakroom

Low level wc, wash hand basin, radiator and a double glazed window to the front.

Lounge

Double glazed window to the front aspect, radiator, gas fire and door to:

Conservatory

Double glazed window to the rear aspect and french doors opening onto the rear garden.

Dining Room

Double glazed window to the front aspect, radiator and double doors to the hallway.

Kitchen

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, gas hob with hood above, electric oven, pantry cupboard, plumbing for washing machine, boiler, radiator, double glazed window over looking the garden and door leading out.

First Floor Landing

Double glazed window to the rear aspect, access to loft space, airing cupboard and doors to:

Bedroom One

Double glazed window to the front and rear aspect, built in wardrobe, radiator and door to:

En-Suite

Being tiled and comprising a shower cubicle, low level wc and wash hand basin set within a vanity unit, double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bedroom Three

Double glazed window to the rear aspect and a central heating radiator.

Bathroom

Being tiled and comprising a bath, low level wc, wash hand basin, shaver point, radiator and two double glazed windows to the front.

Outside

To the front is a driveway providing off road parking and access to the garage,

Garage

Power,light and up and over door.

Rear Garden

Patio area beyond being laid to lawn with borders, shed and side gated access.

Buyer Aml Fee

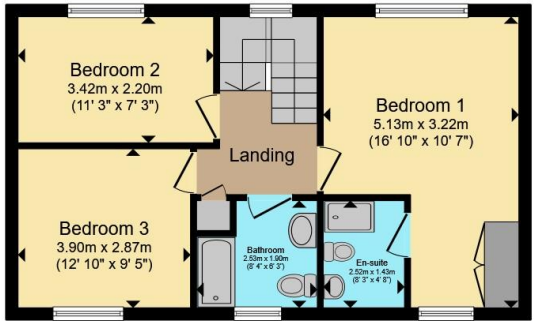
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor





Total floor area 114.6 m² (1,234 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

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38 New Union Street
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EPC Rating: Awaited

Council Tax Band: E

view this property online connells.co.uk/Property/COV324370

Tenure: Freehold

The Property Ombudsman

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