BOOTHROYD
& Company

Broadwells Crescent, Coventry

£625,000

- Attractive Four Double Bedroom Detached House
- Dining Room
- Through Lounge With Feature Fireplace
- Double Garage And Driveway Parking
- Gas Central Heating And Double Glazing
- Breakfast Kitchen & Separate Utility
- Study/Music Room
- Downstairs WC
- Energy Rating D - 64
- Coventry City Council Tax Band G

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

Broadwells Crescent, Coventry, CV4 8JD

A sought after and well positioned four bedroom detached home, situated on an attractive plot with manicured fore and rear gardens in a quiet cul de sac. The well maintained and attractively presented accommodation comprises; recessed porch, reception hall, fitted cloakroom, well fitted kitchen with integrated appliances, utility room, dining room, through lounge with feature fireplace, study/music room, galleried landing, master bedroom with dressing area and en-suite shower room, three further double bedrooms with built in wardrobes, family bathroom, bloc pavior driveway to large detached double garage.

4 2 2 D - 64 Council Tax Band: G

Approach
Over a bloc pavior driveway and pathway to a recessed porch leading to a glazed composite front door with matching full height leaded windows, ceramic tiling to floor and panelled ceiling.

Reception Hall
With coving, ceiling light, smoke alarm, leaded double glazed window into porch, useful under stairs storage space, alarm control pad, door to the

Cloakroom
With a two piece white suite with low level w.c, cabinet vanity wash hand basin with chrome mixer tap, radiator and opaque glazed window to the front elevation,

Kitchen/Breakfast Room
Comprehensively fitted with a range of matching base and wall units with marble effect rounded edge work surfaces with ceramic tiled splashback. Double bowl and drainer composite sink with mixer tap, integrated Bosch double electric fan oven and grill with halogen AEG hob and illuminated extractor above, integrated Miele dishwasher, integrated 50/50 fridge freezer, breakfast bar, radiator, leaded double glazed window to rear, ceiling down lighters, doorway to

Utility
Fitted with base cupboard with rounded edge work surfaces with single drainer composite sink, space and plumbing for washing machine and dryer, ceramic tiling to splash back and floor, Opaque glazed side door to driveway, wall mounted Glow worm boiler serving the hot water and central heating and electric isolation unit.

Lounge
With leaded double glazed window to front, leaded double glazed door and windows to rear into the garden, coving, wall lights, two central ceiling lights, feature inglenook-style recess with brick surround living flame effect coal gas fire with quarry tiled hearth, oak beam mantle and alcoves with glazed insets

Dining Room
With leaded double glazed window to rear, coving, central ceiling light, radiator, four wall lights.

First Floor Landing
With feature leaded double glazed window to front, coving, ceiling light, smoke alarm, access to insulated roof space, radiator, door to large airing cupboard with water tank, radiator, ceiling light and slatted shelving.

Principal Bedroom
With radiator, leaded double glazed window overlooking lovely rear garden, radiator, archway to dressing area with built in wardrobes with mirrored insets to one wall with hanging rail and shelving and dressing table to the opposite side, door to

En-Suite
With a three piece white suite with low level cabinet w.c, his & hers wash hand basin with chrome mixer taps, mirror insets, corner shower cubicle with mains fed shower with chrome fittings and attachments, radiator, opaque frosted double glazed window to front, downlighters, vinyl floor.

Double Bedroom Two
With leaded double glazed window to rear, ceiling light, coving, radiator, built in double wardrobes to one wall with hanging and shelving.

Double Bedroom Three
With leaded double glazed window to rear, radiator, ceiling light, coving. Built in wardrobe with handing rail and shelving.

Double Bedroom Four
With leaded double glazed window to front, radiator, central ceiling light, coving.

Family Bathroom
With a four piece suite with low level encased w.c, bidet, vanity wash hand basin with cupboard below and central mixer tap, panelled bath with bath shower mixer taps over with glass panel screen, extractor, ceramic tiling to walls, radiator, opaque glazed window to front, downlighters and array of cabinets.

Double Detached Garage
With up and over doors to the front, power and light connected with useful shelving and overhead storage, opaque double glazed window to rear, double glazed pedestrian door to side garden.

Gardens
Superbly maintained and stocked with a large array of shrubs, plants and bushes with central lawn. With timber gate to the front drive and fully enclosed by timber panel fencing.

Front
To the front of the property is a bloc pavior driveway with parking for three or four cars, lawned fore garden with magnolia tree and pathway to the front porch.

Tenure
The property is freehold.

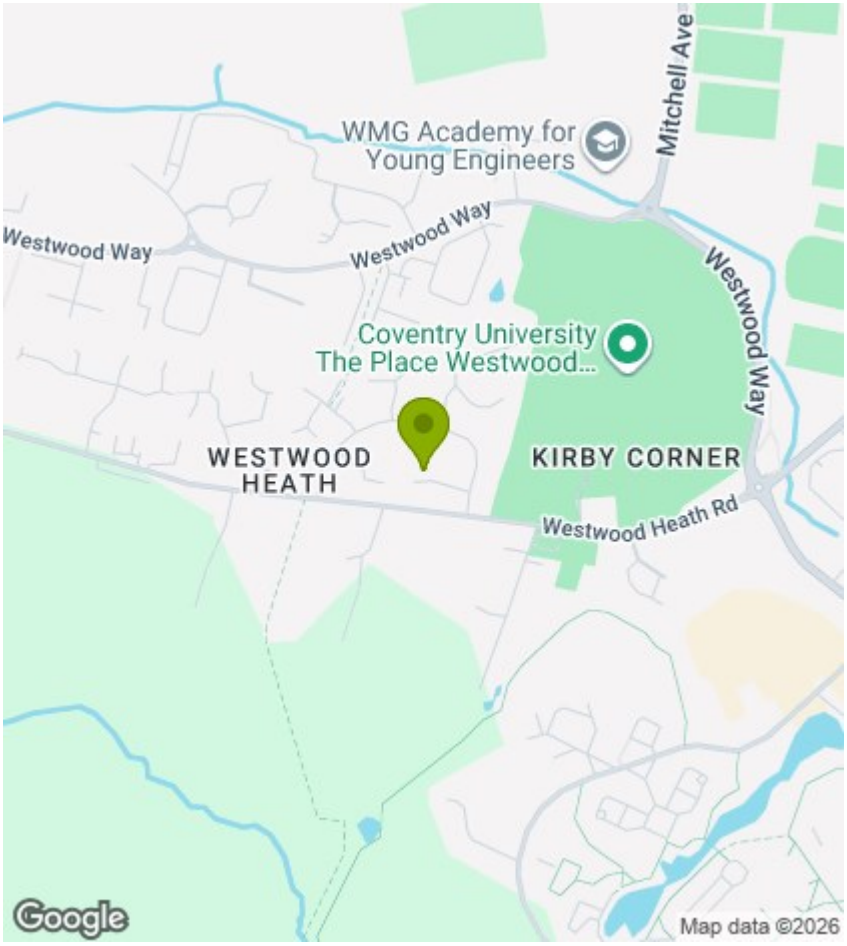
Services
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
66 Mbps
Ultrafast
2000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures and Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

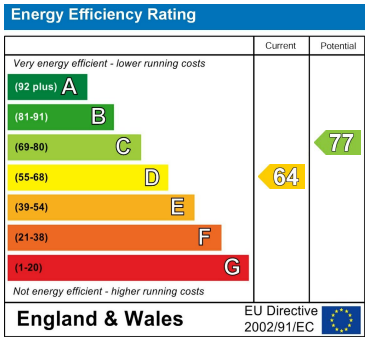


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D



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