



**Connells**

The Monks Croft  
Coventry



## Property Description

Situated in a sought-after residential area of Styvechale, this semi detached home at The Monks Croft offers spacious and versatile accommodation, ideal for first-time buyers, families, or investors alike.

The ground floor comprises a welcoming entrance hallway leading through to a bright and airy lounge/diner, providing the perfect space for relaxing or entertaining. To the rear, the property benefits from a L-shaped kitchen with ample worktop and storage space with access to the utility room, overlooking the garden.

Upstairs, the property offers three generously sized bedrooms, all presented in good condition, alongside a family bathroom.

Externally, the home further benefits from a large private rear garden, ideal for outdoor dining and leisure, along with off-road parking to the front with a garage and EV charging point.

Located within walking distance to War Memorial Park, Coventry Train Station, City Centre and many more local amenities.

Call Connells today on 02476553093 to arrange a viewing today!

## Approach

Doors to:

## Lounge/Diner

A lounge through diner with double glazed bay window to the front, sliding double glazed doors to the garden, and two radiators.

## Kitchen

Wall and base mounted units incorporating a single stainless steel sink drainer with tiled splashback over, an electric oven and gas hob with extractor fan over, an integrated dishwasher, double glazed window to the rear, a radiator and access to the utility room and garden.

## Utility Room

Separate utility room containing the washing machine and boiler, with access to the garden.

## First Floor Landing

Doors to:

## Bedroom One

Double glazed bay window to the front, fitted wardrobes and a radiator.

## Bedroom Two

Double glazed window to the rear and a radiator.

## Bedroom Three

Double glazed window to the front and a radiator.

## Bathroom

The bathroom comprises of a bath with electric shower over, wash hand basin and toilet incorporated into a blue vanity unit, heated towel radiator and double glazed window to the rear.

## Loft Hatch

Insulated and boarded loft hatch in the landing, with attached pull down

ladders and a light.

## Outside

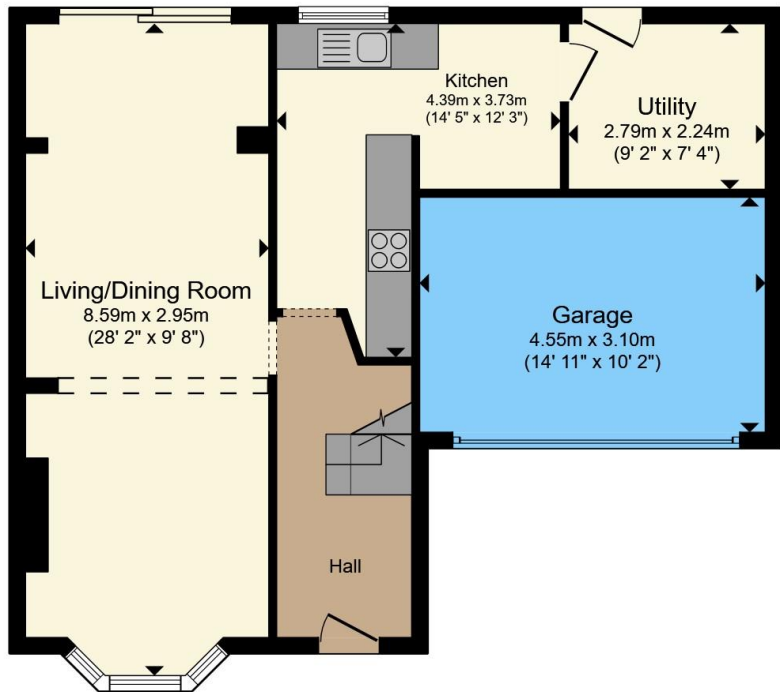
### Rear Garden

Private lawned rear garden.

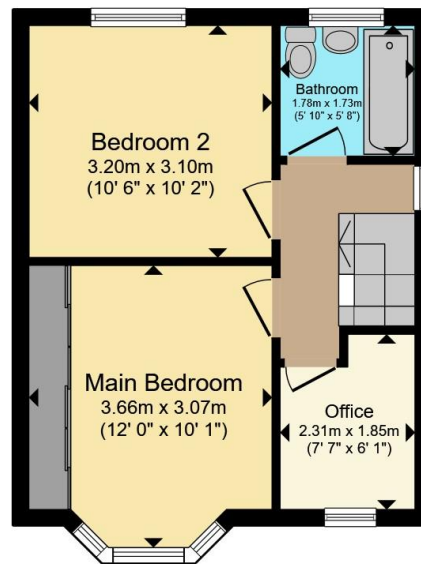
### Front Of Property

Driveway with an electric charging point and garage.





**Ground Floor**



**First Floor**

Total floor area 100.0 m<sup>2</sup> (1,077 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/COV323912](http://connells.co.uk/Property/COV323912)**

Tenure: Freehold



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