



55 Ainsbury Road, Coventry, CV5 6BA
£375,000 Freehold


MARTIN&CO

Ainsbury Road, Coventry

3 Bedrooms, 1 Bathroom

£375,000

- NO CHAIN AND VIEWING ADVISED
- IDEAL FAMILY HOME WITHIN A QUIET AND SECLUDED AREA
- ENTRANCE PORCH AND HALLWAY
- GROUND FLOOR DOUBLE BEDROOM
- REAR KITCHEN WITH UTILITY ROOM
- MODERN SHOWER ROOM. ENSUITE WC TO FIRST FLOOR



NO CHAIN! A THREE BEDROOM SEMI DETACHED HOME IN CANLEY GARDENS, COVENTRY. Comprising porch, hallway, double bedroom, kitchen and separate utility room and main shower room. Lounge with conservatory. First floor two double bedrooms and an ensuite WC. Off road parking for two cars and a single garage. Outside WC, large rear garden raised patio area. Front and rear lawned gardens.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



NB: The Conservatory was built in 1969, and the two-bedroom dormer in 1979. The two bedrooms within the dormer were in use for 43 years.

ENTRANCE PORCHWAY Wooden framed, single glazed porchway leading to the front entrance.

ENTRANCE HALLWAY 3' 10" x 15' 2" (1.17m x 4.64m) Entrance hallway having a carpet, doormat, white wooden door with frosted glass panel, radiator, a large wall mirror, textured wallpaper, and wall lights.

GROUND FLOOR DOUBLE BEDROOM 11' 9" x 14' 0" (3.60m x 4.28m) The bedroom contains floral curtains, a large window, a radiator, a fitted wardrobe with drawers and a mirror, wooden flooring, and hanging lampshades with a frilled design. The walls are painted in a light colour with a patterned border.

REAR KITCHEN 9' 8" x 11' 9" (2.96m x 3.59m) A modern kitchen with wooden cabinets, a gas hob, an extractor hood, a built-in oven, a fridge freezer, and a

sink. There is a large double-glazed window with a blind overlooking the rear garden, a tiled splashback, and a glass-panelled door. The countertops are light-coloured, also with tiled splashbacks and spotlights overhead. There is a large pantry for extra storage. External door leading out into the utility/storage room.

REAR UTILITY ROOM 6' 3" x 11' 4" (1.91m x 3.46m) The utility room has large UPVC windows which overlook the rear garden, a wooden door leading to the kitchen, a radiator, room for a washing machine, and wooden panel walls. There is further storage to the left of the kitchen door.

MODERN SHOWER ROOM 7' 3" x 5' 6" (2.22m x 1.69m) A modern shower room with a glass shower enclosure, a wall-mounted mixer shower, a white vanity unit with a sink, a soap dispenser, a frosted double-glazed window, a tall cabinet, and white WC. Stainless steel radiator.

GOOD SIZED LOUNGE 11' 2" x 22' 10" (3.42m x 6.98m) A carpeted living room with wooden stairs, patterned wallpaper, a gas fireplace, a large radiator, floral curtains, and sliding double glazed patio doors at the back which lead to the Conservatory. Large double-glazed window overlooks the front of the home. Stairs lead to the first floor bedrooms.

REAR CONSERVATORY 10' 2" x 6' 6" (3.11m x 1.99m) Built in 1969, this bright conservatory has large UPVC double glazed glass windows overlooking the rear garden, a carpeted floor, and a door leading to a patio area outside. The sliding patio door leads into the living room.

FIRST FLOOR DOUBLE BEDROOM 13' 3" x 13' 11" (4.04m x 4.26m) A wooden framed dormer built in 1979. This double bedroom contains a beige carpet, a radiator beneath a wide double-glazed window with patterned curtains, a ceiling track light, plain white walls with a decorative border, and two doors. One from the landing and the other leading to the second



bedroom. Storage cupboard housing modern condensing combi boiler.

FIRST FLOOR DOUBLE BEDROOM 14' 2" x 8' 9" (4.34m x 2.67m) This double dormer bedroom has a beige carpet, white walls, a large UPVC double glazed window with white curtains, and a radiator beneath the window, Folding doors lead to the WC

ENSUITE WC AND STORAGE 14' 4" x 5' 0" (4.37m x 1.53m) Installed in 2006. This is a bright bathroom with a skylight, a white vanity unit and sink, a mirror, a WC, a bidet, and a door which leads into the roof void. Light wooden floor. There is also a further storage area.

FRONT DRIVEWAY AND SINGLE GARAGE 7' 10" x 15' 1" (2.39m x 4.61m) A metal gate leads you onto the property via the front tarmac covered driveway which has room for two to three cars. Single brick-built garage provides further parking or storage. There is also an outside WC behind the garage.

FRONT GARDEN Mature front garden bordered by bushes and having a lawn.

REAR GARDEN This large and mature rear garden has a raised and covered patio area, with steps leading down into the lawned area, which in turn has a pathway leading to the lower part of the garden which





Approx Gross Internal Area
140 sq m / 1509 sq ft



Ground Floor
Approx 98 sq m / 1060 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snuppy 360.

Martin & Co Nuneaton

99-109 Castle Street • • Hinckley • LE10 1DA
T: 02476 392975 • E: nuneaton@martinco.com

02476 392975

<http://www.martinco.com>


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