# The Pavilion Coventry CV3 1QP

## Offers Over £279,000

Benburys
SALES AND LETTINGS

Benburys are pleased to present this three bedroom semi-detached house located on the popular Copeswood Estate. Built in 2019, this modern property offers a living space of 915 square. To the ground floor is a spacious reception room, kitchen/dining room, utility room and WC. Upstairs there are three bedrooms, the master benefitting from an en-suite and a family bathroom. One of the standout features of this property is the garage, complete with an electric door, providing secure parking and additional storage options. The driveway further enhances the practicality of this home. With three years remaining on the NHBC warranty, you can have peace of mind knowing that the property is still under the protection of a new build guarantee. This home is not only a fantastic opportunity for first-time buyers but also a wonderful place to create lasting memories.

## Hallway / Stairs
**6'6" x 4'2" (1.99 x 1.28)**
LVT flooring, single central heating radiator, UVPC door, pendant light, carpet to stairs and landing

## Kitchen / Diner
**15'4" x 9'3" (4.69 x 2.84)**
LVT flooring, single central heating radiator, matching white kitchen units, gas hob and electric oven, spotlights & pendant light, chrome sink with drainer , double glazed window to front aspect with blind, UPVC Patio door with fitted blinds

## Utility Room
**7'5" x 6'1" (2.27 x 1.87)**
LVT flooring, single central heating radiator, Chrome Sink with drainer , glass panel door

## W.C
**6'0" x 3'3" (1.85 x 1.01)**
LVT flooring, single central heating radiator , extractor fan, single pendent light

## Living room
**16'7" x 10'9" (5.07 x 3.29)**
Wooden flooring, single central heating radiator, two double glazed window to front & back aspect , Fitted grey blinds

## Bathroom
**1.92 x 1.95**
Double glazed window to front aspect, single central heating radiator, half tiled bathroom, mixer tap over bath, pedestal wash basin and low level toilet, extractor fan

## Bedroom 1
**9'7" x 7'6" (2.93 x 2.31)**
Double glazed window to back aspect with blinds, single central heating radiator, carpet flooring , single pendant light

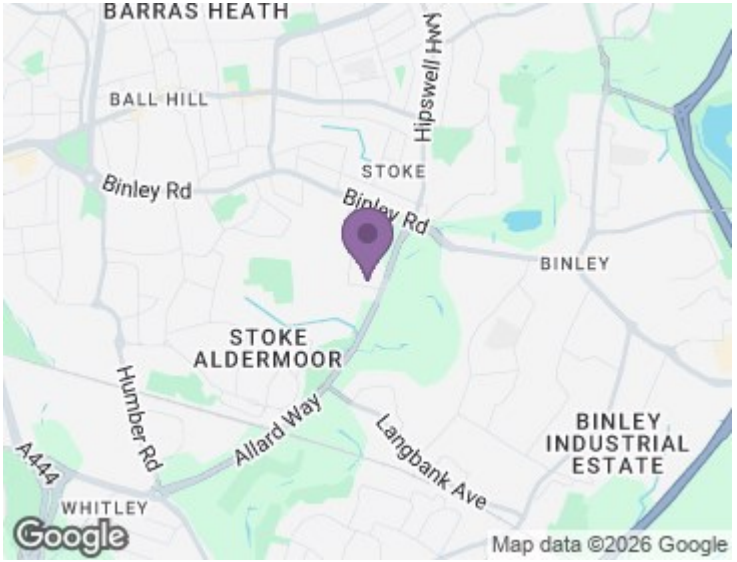
## Bedroom 2
**9'8" x 7'7" (2.95 x 2.32)**
Double glazed window to front aspect with blinds, single central heating radiator, carpet flooring , single pendant light

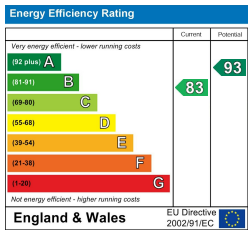
## Bedroom 3
**11'10" x 8'4" (3.61 x 2.56)**
Double glazed window to front aspect with blinds, single central heating radiator, carpet flooring , single pendant light, built in wardrobe

## En-suite
**1.96 x 1.27**
Double glazed window to back aspect with blinds, single central heating radiator, half tiled bathroom, shower cubicle , pedestal wash basin and low level toilet, extractor fan

## Agency Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Tenure-Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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