



**Connells**

Towpath Close  
Longford Coventry



## Property Description

A well presented modern semi detached family home situated in highly desirable Hawkesbury village, close to local amenities and close motorway networks. The accommodation briefly comprises: ground floor guest w/c, office, fitted kitchen with integrated appliances and living room with doors opening onto the rear garden. To the first floor there are three bedrooms, (master bed with en-suite) and a fitted shower room. Outside there is a driveway providing off-road parking with EV charging and a rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor.

## Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the front elevation.

## Office

Double glazed window to the front elevation and radiator.

## Living Room

Two radiators, built-in LED fireplace and double glazed French doors opening onto the rear garden and stairs to the first floor.

## Fitted Kitchen

Wall and base mounted units incorporating an inset one and a half bowl single drainer sink unit with quartz work surfaces and tiled splashbacks over. Integrated double electric Smeg oven and Smeg gas hob with cookerhood over, integrated Hot Point dishwasher, plumbing for automatic washing machine, space for domestic appliance, breakfast bar, radiator, quartz flooring, double glazed window to the front elevation.

## First Floor Landing

Doors to;

## Master Bedroom

Double glazed window to the rear elevation and radiator.

## En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, radiator and extractor fan.

## Bedroom Two

Double glazed window to the front elevation and radiator.

## Bedroom Three

Double glazed window to the front elevation and radiator.

## Fitted Shower Room

Tiled, comprising shower room, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the rear elevation.

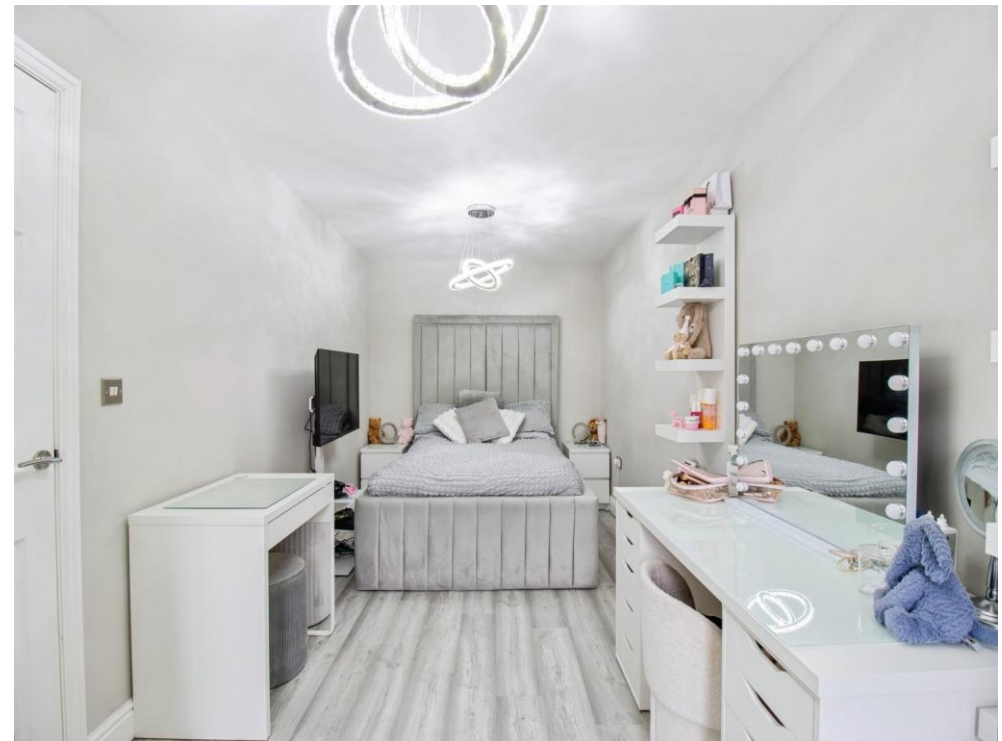
## Outside

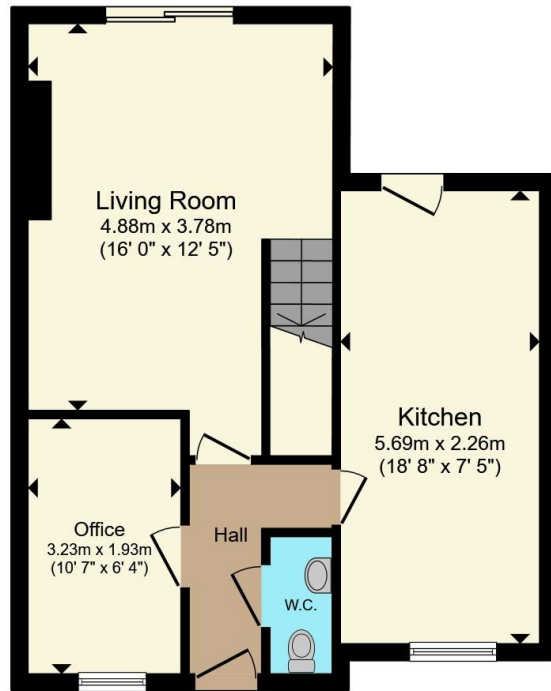
### Front Of Property

Driveway providing off road parking and an EV charging point.

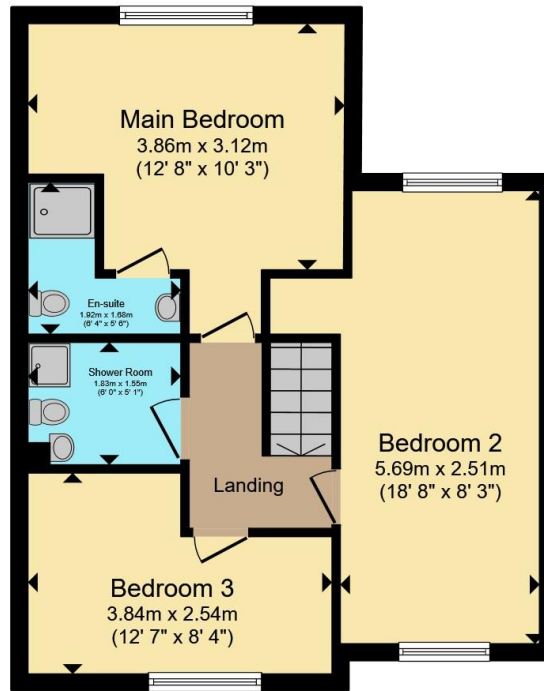
### Rear Garden

Paved patio area beyond being laid to lawn with shaled borders and a further decked seating area.





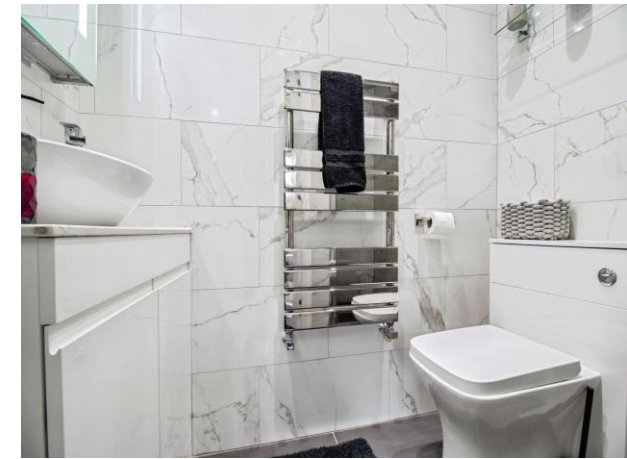
**Ground Floor**



**First Floor**

Total floor area 93.3 m<sup>2</sup> (1,004 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)



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38 New Union Street  
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EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/COV323750](http://connells.co.uk/Property/COV323750)**

Tenure: Freehold



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