



## Ten Shilling Drive, Coventry

Offers Over £550,000

- Four Bedroom Modern Detached House With Double Garage
- Two Reception Room And A Study
- Breakfast Kitchen & Separate Utility
- Bathroom & Two ensuites
- Gas Central & Double Glazing- No Chain
- Reception Hall & Cloakroom
- Energy Rating C - 78
- Four Bedrooms
- South Facing Garden
- Coventry City Council Tax Band G

# Ten Shilling Drive, Coventry, CV4 8GZ

This impressive four-bedroom detached family home offers spacious accommodation and is located in a highly sought-after residential development. It is conveniently situated near Westwood Business Park, Warwick University, Tile Hill Station, and surrounding towns.

The property features fully double-glazed windows and gas central heating. At the rear, there is a detached double garage and ample parking space. The layout includes a reception hall and two generously sized reception rooms plus a study. The breakfast kitchen is complemented by an adjoining utility room and a cloakroom with a WC.

The master bedroom includes an en-suite bathroom, while the second bedroom also has an en-suite shower room. There are two additional double bedrooms and a family bathroom with a shower that serves the home.

Outside, you'll find a fully enclosed south-facing rear garden with scope to landscape.

The property is for sale with no onward chain.



Council Tax Band: G



### Approach

Over a paved pathway to a composite front door with matching windows on either side, into the

### Reception Hall

With stairs leading to the first floor, an under-stair storage cupboard, radiator, and laminate flooring, with doors leading to:

### Cloakroom W.C

A pedestal hand wash basin with a tiled splashback, a low-level Wc, radiator, vinyl flooring, opaque window to side.

### Study

Window to front, radiator, laminate flooring, and telephone and television points.

### Dining Room

With walk in bay window, radiator, and coving, ceiling light, door to

### Living Room

The room features a walk-in bay window at the front, two radiators, and wood laminate flooring. Additional details include coving, two wall lights, and a ceiling light. There is a living flame effect gas fire, complete with a marble inset and hearth, as well as a stone composite surround. French doors open onto the rear garden, and there is a door leading to

### Breakfast Kitchen

The kitchen is comprehensively equipped with matching beech-fronted base and wall units. It features a one-and-a-half sink with a single drainer unit, complemented by granite work surfaces and tiled splashbacks. Additionally, there is an integrated fridge/freezer, a dishwasher, and a Range Master double gas cooker with a stainless steel extractor hood above. The flooring is ceramic tiled, and there is a radiator, windows on the side and rear, space for a breakfast table, and a door leading to the outside.

### Utility Room

With a single sink and drainer unit with a granite work surface and tiled splashback above, space and plumbing for an automatic washing machine, ceiling extractor fan, ceramic tiled flooring, radiator, and a door to the side

### First Floor Landing

The room features a window overlooking the front aspect, an airing cupboard that contains a Mega Flo hot water cylinder, and a central heating radiator. There are also doors leading to:

### Principal Bedroom

There are two rear windows, built-in wardrobes with hanging rails and shelving, a radiator, and wood laminate flooring. Door leads to:

### Ensuite

Featuring a three-piece white suite with a low-level w.c., a pedestal wash hand basin, and a large walk-in shower enclosure with a mains-fed shower; it also includes a heated towel rail, an opaque window, and a door leading to a useful shelved storage cupboard.

### Double Bedroom Two

Window facing the rear aspect, built-in wardrobe with hanging rail and shelving, radiator, laminate floor, door leading to:

### Ensuite

With a refitted three-piece white suite, low-level WC, pedestal wash hand basin, and a large walk-in shower enclosure with mains-fed water, an opaque window to the rear, and a radiator.

### Double Bedroom Three

Featuring a front window, a wardrobe with a hanging rail, shelving, and a central heating radiator, all set on a laminate floor.

### Bedroom Four

With two windows to front, a radiator and laminate floor.

### Family Bathroom

The bathroom features a newly refurbished three-piece white suite, including a low-level W.C. and a vanity wash hand basin with a cupboard underneath. It has a P-shaped panelled bath equipped with a fitted curved shower screen, mains-fed shower, chrome fittings, and twin shower attachments. The walls are adorned with porcelain tiles and include an alcove, while the floor is finished with laminate. Additionally, there is an opaque window on the side and a heated chrome towel rail.

### Garden

Small front garden featuring a lawn, low hedges, and a paved pathway leading to the front door. The rear garden is enclosed by timber fencing and is primarily covered with lawn, with a door leading to the double garage.

### Double Garage

The property can be accessed through a shared tarmac driveway located on the side. It features an up-and-over door. Inside, there is a door that leads to section two, which is equipped with light and power. Additionally, a door opens out to the rear garden.

### Tenure

The property is freehold.

### Services

All mains services are connected;  
Mobile coverage

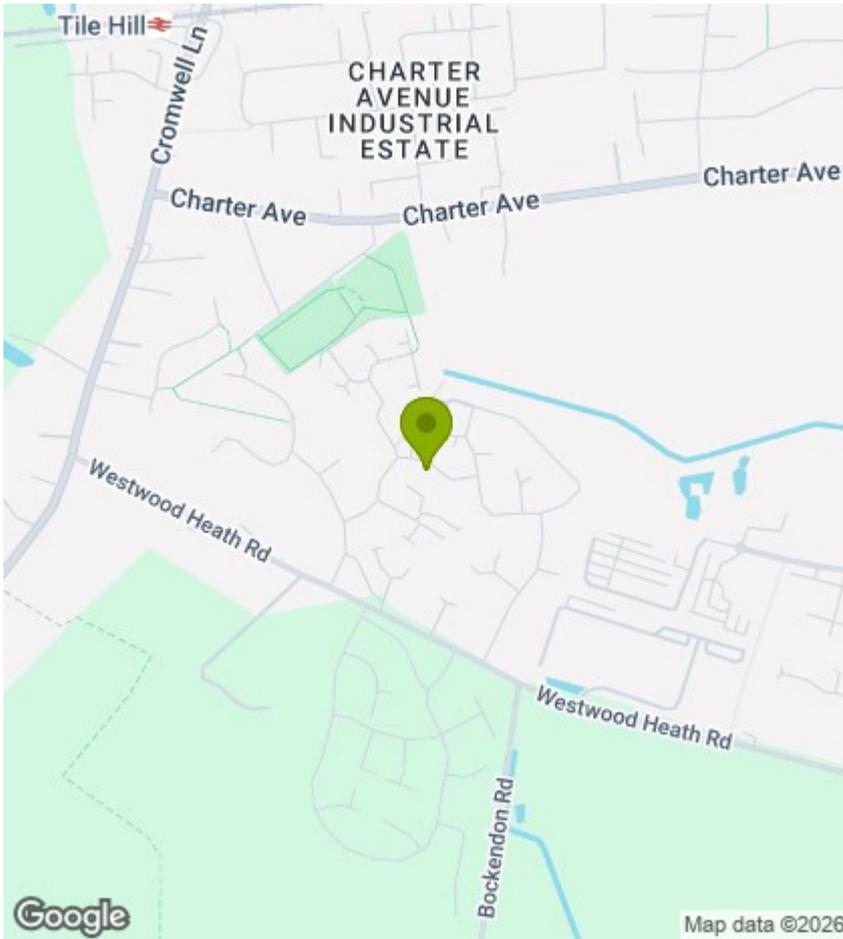
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
11 Mbps  
Superfast  
74 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Fixtures & 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>86</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



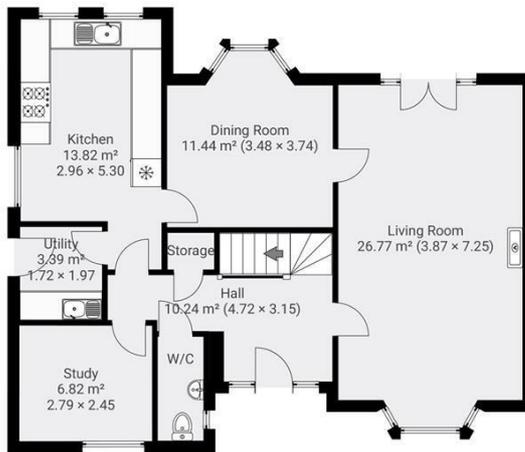
**DETAILS**  
Total area: 174.62 m<sup>2</sup>  
1879.59 sq.ft



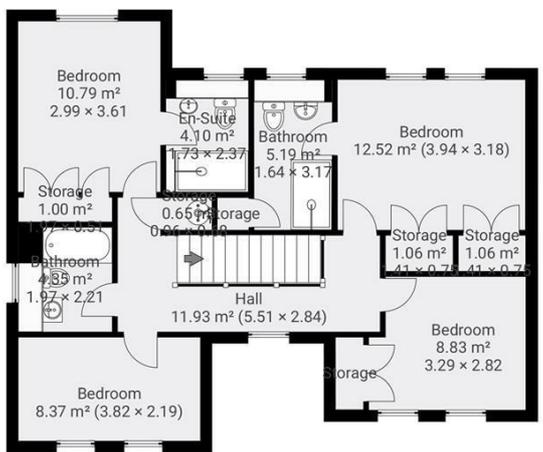
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estaticum accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estaticum is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estaticum.

0 1 2 3 4m  
1:118

### ▼ Ground Floor TOTAL AREA: 75.31 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 71.12 m<sup>2</sup>



### ▼ External TOTAL AREA: 28.19 m<sup>2</sup>

