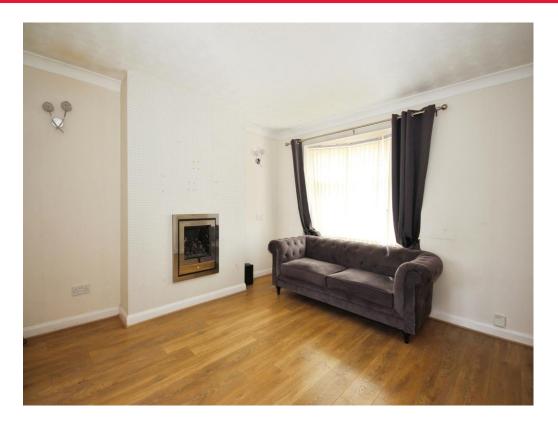


Connells

Draycott Road Coventry

Draycott Road Coventry CV2 3NB







Property Description

This considerably extended five-bedroom semi-detached home offers generous and versatile living space in a sought-after residential area. The ground floor features two spacious reception rooms, including a separate dining room, a stylish breakfast kitchen with matching units and French doors opening to the rear garden, and a convenient downstairs cloakroom with W.C.

Upstairs, there are five well-proportioned bedrooms—three with built-in wardrobes—a family bathroom, and an additional shower room with W.C. Outside, the property boasts a walled fore garden with ample paved parking for several vehicles, and a fully enclosed rear garden with both lawn and patio areas, ideal for entertaining or relaxing.

Offered for sale with no upward chain and vacant possession, this home presents a fantastic opportunity for families or investors looking to settle in this popular residential vicinity.

Entrance Hallway

Having stairs off to the first floor, cloakroom/w.c.

Lounge

12' 4" x 12' 3" (3.76m x 3.73m)

Having a Upvc double glazed bay window, feature inset coal effect fire. laminate flooring with access leading into-

Dining Area

9' 7" x 8' 5" (2.92m x 2.57m)

Having laminate flooring and french patio doors to garden.

Sitting Room/Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

Having a Upvc double glazed bay window, laminate flooring. internal glazed double doors leading into-

Breakfast Kitchen

17' 1" x 9' 6" (5.21m x 2.90m)

Having a range of matching base, drawer and wall units, stainless steel double sink unit with drainer, built in gas hob with double oven and extractor fan. Upvc double glazed window. Upvc double glazed french patio doors to garden.

Bedroom 1

12' 4" x 10' 5" (3.76m x 3.17m) Having upvc double glazed window, built-in wardrobes.

Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m) Having built-in wardrobes, upvc double glazed window.

Bedroom 3

10' 5" x 8' (3.17m x 2.44m) Having upvc double glazed window.

Bedroom 4

9' 1" x 7' 9" (2.77m x 2.36m) Having upvc double glazed window, built-in overstairs storage cupboard.

Bedroom 5

7' x 7' (2.13m x 2.13m) Having upvc double glazed window.

Family Bathroom

7' 8" x 5' 4" (2.34m x 1.63m) Having tiled walls, three piece white suite, electric shower over bath. upvc double glazed frosted window.

Shower Room

Having tiled walls low level W.c shower cubicle with electric shower unit.

Foregarden/ Driveway

Walled foregarden, paved parking for several vehicles.

Rear Garden

Being fully enclosed, good sized lawned and paved.







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.focalagent.com

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EPC Rating: C Council Tax Band: C

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Tenure: Freehold





^{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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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