



Connells

Arnold Avenue
Coventry



Property Description

Here is an excellent opportunity to acquire a 3 bedroom semi detached family residence. Enviably situated within this desirable and sought after thoroughfare in the residential vicinity of Styvechale.

Having both close proximity to the memorial park and Coventry train station and easy access to the City centre, this property offers spacious and well-presented family accommodation which briefly comprises - Welcoming hallway with stairs of to the first floor. Full depth lounge with separate dining room and conservatory, a neatly fitted kitchen having a comprehensive range of fitted units including built-in oven & hob, a built in pantry, along with access leading into a utility room.

To the first floor there is a gallery landing and three bedrooms with built-in wardrobes, and a family bathroom with a white three-piece suite. To the second floor, there is a loft room overlooking the garden.

Outside the property enjoys a large driveway allowing parking and access to garage at the side. A beautiful landscaped fully enclosed lawned rear garden having a paved patio area and two ponds.

Approach

Double glazed front entrance door to;

Entrance Hall

Staircase rising to the first floor, central heating radiator and doors off to:

Lounge

16' 4" x 11' 7" (4.98m x 3.53m)
Double glazed bay window to the front aspect, radiator, and open access to dining area.

Dining Room

11' 3" x 9' 3" (3.43m x 2.82m)
Double glazed French doors to garden,

radiator, and open plan to:

Conservatory

12' 5" x 10' 2" (3.78m x 3.10m)
An extended conservatory featuring a sky light and double glazed French Patio doors overlooking the garden.

Kitchen

20' 8" x 7' 6" (6.30m x 2.29m)
The kitchen comprises of a range of wall and base mounted units incorporating an inset bowl single drainer sink unit with work surfaces. Integrated electric oven and induction hob with cookerhood over, built in pantry, central heating radiator, double glazed window to the side aspect and double glazed door leading to the side garden.

Utility Room

12' 2" x 5' 4" (3.71m x 1.63m)
The utility room has a range of wall and base units, similar to the kitchen - incorporating another stainless steel sink drainer with work surfaces and splashback over. Plumbing for a washing machine, a double glazed window and door to the side elevation of garden.

First Floor Landing

Stair access to loft room, and doors to:

Bedroom One

16' 4" x 9' 2" (4.98m x 2.79m)
Having double glazed bay window to the front aspect, built-in wardrobes, and radiator.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)
Double glazed bay window to the rear aspect, built-in wardrobes, and radiator.

Bedroom Three

8' 9" x 8' (2.67m x 2.44m)

Double glazed window to the front aspect and radiator.

Family Bathroom

7' 8" x 6' 9" (2.34m x 2.06m)

The bathroom comprises of a shower, wash hand basin with vanity unit, low level wc, towel radiator, double glazed window to the rear aspect.

Outside

Front Of Property

Driveway with Garage on side.

Rear Of Property

Huge rear garden with a Koi Pond and a second pond.





Total floor area 141.9 m² (1,528 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

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38 New Union Street
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EPC Rating: Council Tax
 Awaited Band: D

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Tenure: Freehold



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