



**Connells**

Willow Way  
COVENTRY



## Property Description

A Modern Sanctuary with Cutting-Edge Efficiency nestled within the sought-after Bluebell Walk estate, this stunning three-bedroom semi-detached home offers the perfect blend of contemporary style and future-proofed technology. Built with a focus on sustainability, the property benefits from solar panels and a dedicated EV charging point for two cars, achieving an impressive Energy Rating of B.

The accommodation opens with a welcoming entrance hall leading to a bright and spacious lounge. At the heart of the home is a beautifully presented fitted kitchen/dining room, which comes complete with a full suite of integrated appliances, including an electric oven, gas hob, fridge/freezer, washing machine, and dishwasher. This space seamlessly transitions into a bright conservatory, with French doors that open out onto the landscaped garden-perfect for indoor-outdoor entertaining. A convenient guest W/C completes the ground floor.

Upstairs, you will find three well-proportioned bedrooms. The master suite is a true highlight, boasting an en-suite shower room and the rare luxury of two built-in wardrobes. The remaining bedrooms share a contemporary family bathroom featuring a stylish chromium radiator/towel holder

Externally, the property continues to impress. The front offers a wide 2 car space off-road parking. The private rear garden has been thoughtfully designed with a decked patio area, a lush lawn, and a practical garden shed.

This home is perfectly positioned for modern living. It offers swift access to the M6 motorway and is just two miles from major retail parks and University Hospital. Surrounded by greenery while remaining connected to the city, it is an ideal choice for families and professionals alike.

## Approach

Front door.

## Entrance Hall

Stairs to first floor, radiator.

## Guest W/C

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

## Lounge

Double glazed window to the front elevation, radiator and door to downstairs cupboard.

## Fitted Kitchen/Dining Room

Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, radiator, double glazed window to the rear elevation and doors to conservatory.

## Conservatory

Double glazed French doors opening onto the rear garden.

## First Floor Landing

Storage cupboard and doors to;

## Bedroom One

Double glazed window to the front elevation, two built-in wardrobes and radiator.

## En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, fitted cupboard and double glazed window to the front elevation.

## Bedroom Two

Double glazed window to the rear elevation and radiator.

## Bedroom Three

Double glazed window to the rear elevation and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, chromium radiator/ towel holder, fitted cupboard and extractor fan.

## Outside

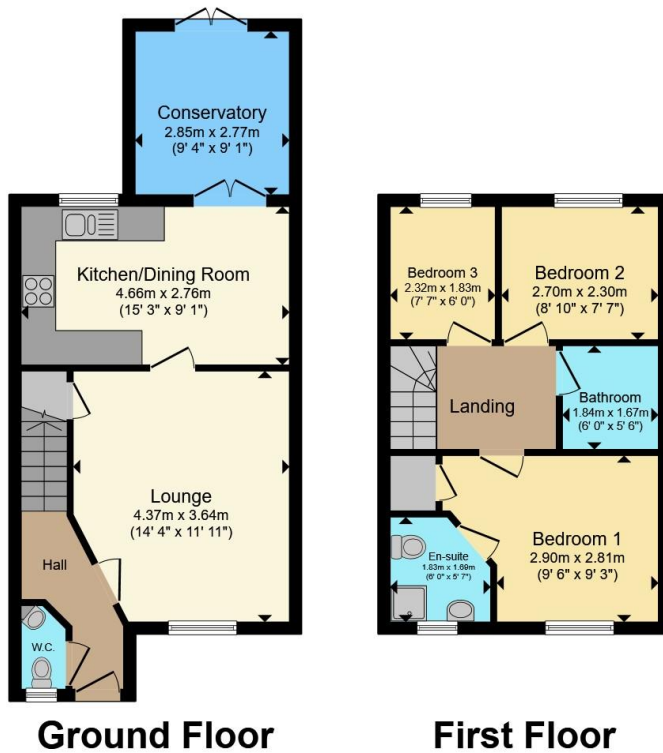
### Front Of Property

Well maintained front garden with off road parking and a EV charging point.

### Rear Garden

Decked patio area beyond being laid to lawn with garden shed and an outdoor TRX gym





Total floor area 77.7 m<sup>2</sup> (836 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: B Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/COV323783](http://connells.co.uk/Property/COV323783)**

Tenure: Freehold



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