



Broadwells Crescent, Coventry

£625,000

- Attractive Four Double Bedroom Detached House
- Dining Room
- Through Lounge With Feature Fireplace
- Double Garage And Driveway Parking
- Gas Central Heating And Double Glazing
- Breakfast Kitchen & Separate Utility
- Study/Music Room
- Downstairs WC
- Energy Rating D - 64
- Coventry City Council Tax Band G

Broadwells Crescent, Coventry, CV4 8JD

A sought after and well positioned four bedroom detached home, situated on an attractive plot with manicured fore and rear gardens in a quiet cul de sac. The well maintained and attractively presented accommodation comprises; recessed porch, reception hall, fitted cloakroom, well fitted kitchen with integrated appliances, utility room, dining room, through lounge with feature fireplace, study/music room, galleried landing, master bedroom with dressing area and en-suite shower room, three further double bedrooms with built in wardrobes, family bathroom, bloc pavior driveway to large detached double garage.



4



2



2



D - 64

Council Tax Band: G



Approach

Over a bloc pavior driveway and pathway to a recessed porch leading to a glazed composite front door with matching full height leaded windows, ceramic tiling to floor and panelled ceiling.

Reception Hall

With coving, ceiling light, smoke alarm, leaded double glazed window into porch, useful under stairs storage space, alarm control pad, door to the

Cloakroom

With a two piece white suite with low level w.c, cabinet vanity wash hand basin with chrome mixer tap, radiator and opaque glazed window to the front elevation,

Kitchen/Breakfast Room

Comprehensively fitted with a range of matching base and wall units with marble effect rounded edge work surfaces with ceramic tiled splashback. Double bowl and drainer composite sink with mixer tap, integrated Bosch double electric fan oven and grill with halogen AEG hob and illuminated extractor above, integrated Miele dishwasher, integrated 50/50 fridge freezer, breakfast bar, radiator, leaded double glazed window to rear, ceiling down lighters, doorway to

Utility

Fitted with base cupboard with rounded edge work surfaces with single drainer composite sink, space and plumbing for washing machine and dryer, ceramic tiling to splash back and floor, Opaque glazed side door to driveway, wall mounted Glow worm boiler serving the hot water and central heating and electric isolation unit.

Lounge

With leaded double glazed window to front, leaded double glazed door and windows to rear into the garden, coving, wall lights, two central ceiling lights, feature inglenook-style recess with brick surround living flame effect coal gas fire with quarry tiled hearth, oak beam mantle and alcoves with glazed insets

Dining Room

With leaded double glazed window to rear, coving, central ceiling light, radiator, four wall lights.

First Floor Landing

With feature leaded double glazed window to front, coving, ceiling light, smoke alarm, access to insulated roof space, radiator, door to large airing cupboard with water tank, radiator, ceiling light and slatted shelving.

Principal Bedroom

With radiator, leaded double glazed window overlooking lovely rear garden, radiator, archway to dressing area with built in wardrobes with mirrored insets to one wall with hanging rail and shelving and dressing table to the opposite side, door to

En-Suite

With a three piece white suite with low level cabinet w.c, his & hers wash hand basin with chrome mixer taps, mirror insets, corner shower cubicle with mains fed shower with chrome fittings and attachments, radiator, opaque frosted double glazed window to front, downlighters, vinyl floor.

Double Bedroom Two

With leaded double glazed window to rear, ceiling light, coving, radiator, built in double wardrobes to one wall with hanging and shelving.

Double Bedroom Three

With leaded double glazed window to rear, radiator, ceiling light, coving. Built in wardrobe with hanging rail and shelving.

Double Bedroom Four

With leaded double glazed window to front, radiator, central ceiling light, coving.

Family Bathroom

With a four piece suite with low level encased w.c, bidet, vanity wash hand basin with cupboard below and central mixer tap, panelled bath with bath shower mixer taps over with glass panel screen, extractor, ceramic tiling to walls, radiator, opaque glazed window to front, downlighters and array of cabinets.

Double Detached Garage

With up and over doors to the front, power and light connected with useful shelving and overhead storage, opaque double glazed window to rear, double glazed pedestrian door to side garden.

Gardens

Superbly maintained and stocked with a large array of shrubs, plants and bushes with central lawn. With timber gate to the front drive and fully enclosed by timber panel fencing.

Front

To the front of the property is a bloc pavior driveway with parking for three or four cars, lawned fore garden with magnolia tree and pathway to the front porch.

Tenure

The property is freehold.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

66 Mbps

Ultrafast

2000 Mbps

Satellite / Fibre TV Availability

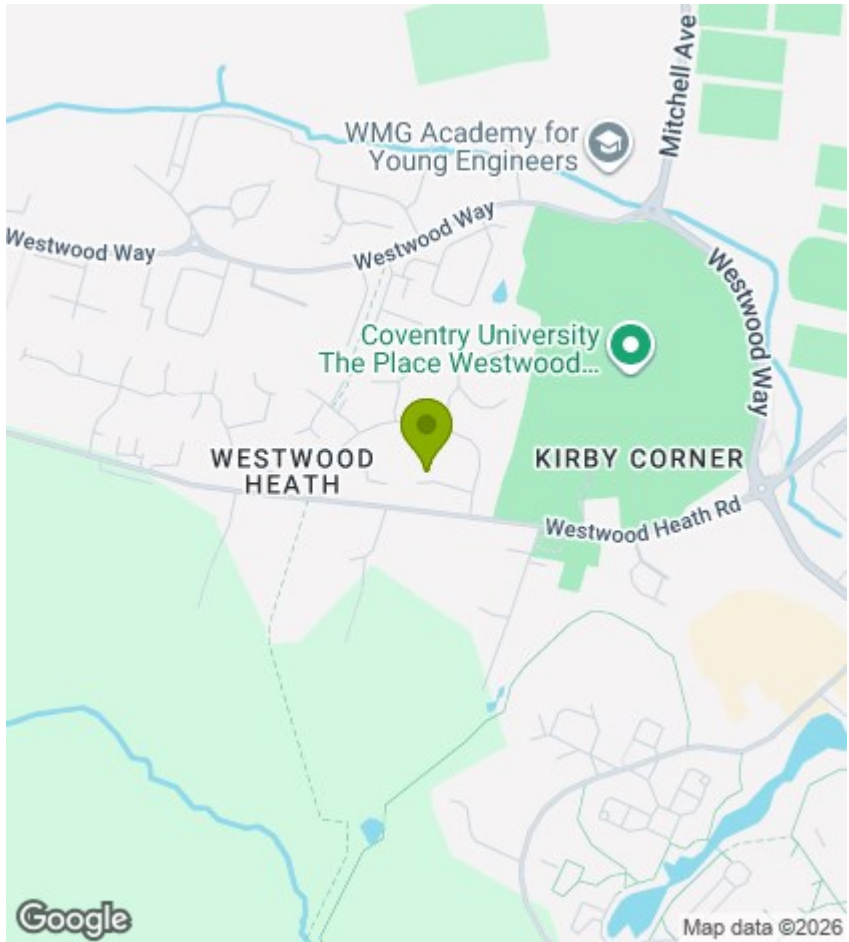
BT

Sky

Virgin

Fixtures and 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 203.2 sq. metres (2187.4 sq. feet)