

Connells

David Road
Coventry

David Road
Coventry CV1 2BW

for sale
£300,000







Property Description

An attractive and well-presented four-bedroom detached family home situated in a sought-after residential location in Coventry. Offering spacious and versatile accommodation throughout, this impressive property is ideal for investors or growing families looking for both comfort and convenience.

The ground floor comprises a welcoming entrance hallway, a generous reception room, bedroom four, a modern fitted kitchen with ample storage and worktop space, shower room, and a separate dining area perfect for family meals and entertaining completes the accommodation.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, together with a contemporary family bathroom.

Externally, the property benefits from a private detached garage offering additional storage or workshop space, and an enclosed rear garden ideal for outdoor dining, children's play and relaxation.

Conveniently located close to highly regarded schools, local amenities, transport links and commuter routes, this fantastic family home combines generous living space with practical outdoor facilities in a desirable Coventry setting.

Approach

Double glazed entrance door leading to:

Entrance Hallway

Stairs rising to the first floor, radiator and doors to:

Living Room/Bedroom Four

Double glazed window to the side aspect and a radiator.

Reception Room

Two double glazed windows to the side aspect, radiator and patio doors leading to:

Kitchen

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink drainer unit with work surfaces and splashbacks over, gas hob with hood above, electric oven, plumbing for washing machine, boiler and a double glazed window to the side aspect.

Shower Room

being tiled and comprises a shower cubicle, low level wc, wash hand basin, extractor fan and a double glazed window to the front aspect.

First Floor Landing

access to loft space and doors to:

Bedroom One

Double glazed window to the side aspect, and a radiator.

Bedroom Two

Double glazed window to the side aspect and a radiator.

Bedroom Three

Double glazed window to the front aspect and a radiator.

Bathroom

Being tiled and comprises of a bath with mixer tap above, low level wc, wash hand basin, extractor fan, radiator and a double glazed window to the front aspect.

Outside

Front Aspect

Archway leading to a paved foregarden with mature borders.

Side Aspect

To the side is a paved area with mature borders and access to:

Garage

Double gates providing access to the garage which has an up and over door, power and light,

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 125.7 m² (1,353 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

Connells

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38 New Union Street
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EPC Rating: Awaited

Council Tax Band: C

view this property online connells.co.uk/Property/COV324104

Tenure: Freehold

The Property Ombudsman

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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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