



**Connells**

Ulverscroft Road  
Coventry



## Property Description

Set on a desirable residential road in the ever-popular Cheylesmore area, this attractive four-bedroom mid-terrace home offers spacious and well-arranged accommodation, complemented by off-road parking to the front and a garage to the rear. The property is ideally positioned close to highly regarded schools, local amenities and excellent transport links, making it perfectly suited to discerning family buyers.

The ground floor features a welcoming entrance hallway, an elegant living room, and a separate dining room providing a refined space for entertaining and family dining. A well-appointed kitchen completes the ground floor accommodation, offering direct access to the rear garden.

To the first floor are three generously proportioned bedrooms and a family bathroom, while the fourth bedroom occupies the second floor, creating an ideal main bedroom, guest suite or home office with a greater sense of privacy.

Externally, the property benefits from a driveway to the front, a private rear garden, and the valuable addition of a garage located to the rear, providing secure parking or additional storage.

Ulverscroft Road enjoys a prime location with convenient access to Coventry city centre, the A45, railway station and the open green spaces of War Memorial Park.

Early viewing is strongly recommended to appreciate both the quality of accommodation and the sought-after location.

## Approach

Front door.

## Entrance Hall

Stairs to first floor, original flooring.

## Lounge

Double glazed bay window to the front elevation, radiator and feature fireplace with gas fire.

## Dining Room

Radiator and double glazed patio doors opening onto the rear garden.

## Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden.

## First Floor Landing

Radiator and doors to;

## Bedroom One

Double glazed window to the front elevation and radiator.

## Bedroom Two

Double glazed window to the rear elevation, fitted wardrobe and radiator.

## Bedroom Three

Double glazed window to the front elevation, fitted wardrobe and radiator.

## Fitted Shower Room

Tiled, comprising large shower cubicle with rainwater shower head, wash hand basin and double glazed window to the rear elevation.

## Separate W/C

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

## Second Floor

### Bedroom Four/Office

Double glazed window to the rear elevation and electric radiator.

## Outside

### Front Of Property

Driveway providing off road parking.

### Rear Garden

### Garage





Total floor area 119.7 m<sup>2</sup> (1,289 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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EPC Rating: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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Property Ref: COV323588 - 0004