



# JULIE PHILPOT

RESIDENTIAL



## 44 Cornelius Street | Cheylesmore | Coventry | CV3 5FH

£264,000

This well-presented and extended traditional mid-terraced family home is set in an ideal location within Cheylesmore, benefiting from local amenities, popular primary schools, and excellent transport links, being close to Coventry City Centre and the Railway Station. It is also within easy walking distance of Daventry Road, which offers a wide choice of shops and further local conveniences. The property features gas central heating and double glazing, and the accommodation briefly comprises: entrance hall, ground floor cloakroom, spacious through lounge/dining room, and an extended, refitted modern kitchen/breakfast room. To the first floor are three bedrooms and a family bathroom. Outside, there are attractive front and rear gardens, with rear vehicular access leading to a detached garage, providing secure off-road parking or additional storage. Viewing is highly recommended.

- Three Bedrooms
- Lounge/Dining Room
- Cloakroom, Family Bathroom
- Extended Kitchen/Breakfast Room
- Rear Detached Garage
- Popular Location



## Property Description

### RECESSED ENTRANCE PORCH

With original tiled floor and front entrance door to:

### ENTRANCE HALL

With laminate flooring, radiator and staircase leading to the first floor with useful understairs storage.

### CLOAKROOM

Having low level w/c and modern round counter top basin with vanity unit beneath. Heated towel rail/radiator, part tiled walls and tiled flooring.

### THROUGH LOUNGE/DINING ROOM

23' 2" max x 10' 2" max (7.06m x 3.1m)

A lovely bright and spacious room with double opening doors from both the entrance hall and the kitchen/breakfast room. Two feature covered radiators, tv aerial point and coved ceiling cornice.

### MODERN KITCHEN/BREAKFAST ROOM

11' 9" x 11' 7" (3.58m x 3.53m)

An extended and refitted kitchen with space for a breakfast/dining table, being fitted with a comprehensive range of quality white units comprising base, drawer and wall mounted cupboards with contrasting work top surfaces over. Inset one and a half bowl single drainer sink unit with water infiltration system and having mixer tap over, base cupboard and integrated wine rack beneath. Four ring gas hob with built-in electric oven below and extractor canopy over. Matching tall larder unit housing the gas fired central heating boiler. Space suitable for fridge/freezer, space and plumbing for automatic washing machine, tiled splashbacks and wood effect laminate flooring.

### FIRST FLOOR LANDING

With access point to boarded and insulated loft space.

### BEDROOM ONE

12' 4" into wardrobes x 8' 9" (3.76m x 2.67m)

With radiator and built-in double door wardrobe providing ample hanging and storage space.

### BEDROOM TWO

10' 9" x 9' 5" max (3.28m x 2.87m)

With radiator and views over the rear garden.

### BEDROOM THREE

7' 4" x 6' 2" (2.24m x 1.88m)

With radiator and built-in over stair wardrobe/cupboard.

### FAMILY BATHROOM

6' 7" x 5' 1" (2.01m x 1.55m)

Being fully tiled and fitted with a white suite comprising low level w/c, pedestal wash hand basin and panelled bath with 'Triton' electric shower, curtain and rail over. Heated towel rail/radiator, extractor fan and vinyl floor covering.

### OUTSIDE

The property is set back from the road behind a low retaining brick boundary wall with wrought iron gate leading to the neatly laid out front garden.

## REAR GARDEN

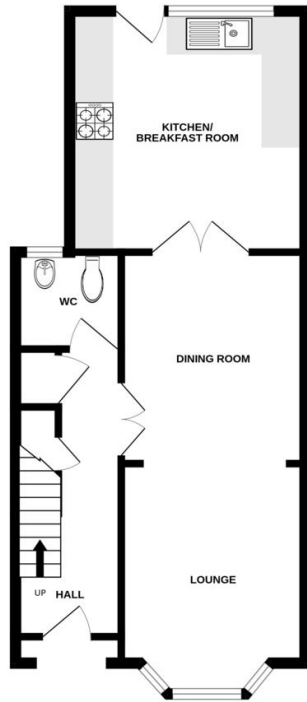
An attractive rear garden enjoying a sunny aspect with paved patio area, outside water tap, raised area of shaped lawn with a wide selection of flowering plants, trees and shrubs surrounding. A paved side pathway leads to a rear pedestrian gate giving access to the vehicular access and garage.

## DETACHED GARAGE

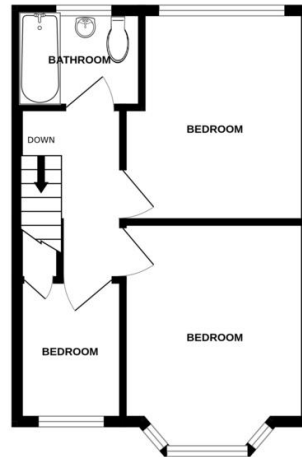
With up and over door and rear personal door.



GROUND FLOOR



1ST FLOOR



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## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements