







# Sycamore Road Bell Green Coventry CV2 1LJ

## £290,000

Benburys
SALES AND LETTINGS

A spacious and well presented four-bedroom link-detached home, offering modern living throughout.

This impressive family property provides generous and versatile accommodation and offers well-proportioned living spaces that are both practical and inviting.

Externally, the property enjoys gardens to the front, side, and rear, creating an abundance of outdoor space ideal for relaxing, entertaining guests, or family enjoyment. The substantial plot further enhances the property's appeal, offering scope for future expansion.

Conveniently located close to a range of local amenities, schools, and excellent transport links, this outstanding home is perfectly suited to growing families seeking a combination of space, comfort, and convenience.

Early viewing is highly recommended to fully appreciate the size, presentation, and potential this superb property has to offer.

## Porch
**6'0" x 3'4" (1.83m x 1.04m)**
Double glazed sliding patio door, flush light fitting

## Hallway
**18'7" x 5'10" (5.67 x 1.8)**
Central heating radiator, dark grey composite door

## Kitchen
**10'10" x 9'7" (3.31 x 2.93)**
Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in electric hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, wood effect work surfaces. Spotlight lighting, double glazed window and white PVC door to the side aspect of the property leading into the garden.

## Lounge
**22'1" x 10'11" (6.75 x 3.35)**
Two double glazed window and patio doors to the rear aspect of the property leading into the garden, central heating radiator, spotlight lighting.

## Office
**8'11" x 6'10" (2.72 x 2.10)**
Double glazed window, central heating radiator, pendant light fitting

## W.C
**5'8" x 2'5" (1.74 x 0.76)**
Low level toilet and double glazed obscure window

## Bathroom
**6'9" x 4'5" (2.06 x 1.35)**
Fitted with a modern white suite which features a panel bath, mixer tap with shower and pedestal wash basin, central heating radiator, double glazed window to the side aspect

## W C
**4'5" x 2'9" (1.37 x 0.85)**
Low level toilet, double glazed obscure window

## Bedroom 1
**12'6" x 9'7" (3.82 x 2.94)**
Double glazed window to side aspect, central heating radiator, pendant Light , built in cupboard

## Bedroom 2
**11'1" x 9'10" (3.38 x 3.02)**
Double glazed window to front aspect, central heating radiator, pendant light

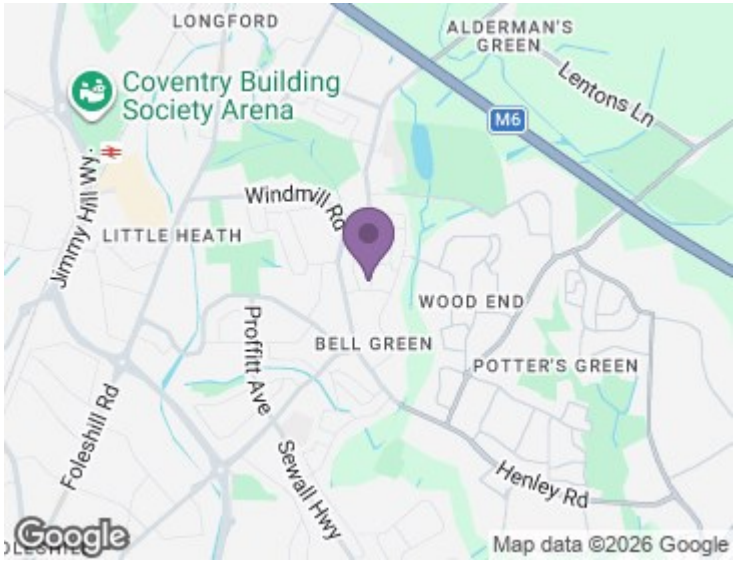
## Bedroom 3
**11'0" x 9'4" (3.37 x 2.86)**
Double glazed window to side aspect, central heating radiator, pendant light

## Bedroom 4
**9'1" x 6'11" (2.77 x 2.12)**
Double glazed window to rear aspect, central heating radiator, pendant light, built in cupboard

## Agency Notes
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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Tenure-Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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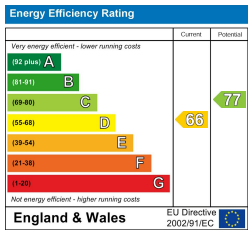


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