



Connells

Coombe Park Road  
Coventry



## Property Description

The property features a bright living room/diner area followed by a conservatory, a well proportioned kitchen, and three generously sized bedrooms, making it ideal for families, first time buyers, or those looking to upsize. Externally, the home benefits from a driveway, a garage providing additional storage, and a privately enclosed rear garden which isn't overlooked.

Coombe Park Road is conveniently located close to a range of local amenities, including Warwickshire Shopping Park which has supermarkets, shops, cafe's and leisure facilities. Well regarded schools are nearby, making the area particularly appealing to families. Excellent transport links provide easy access to Coventry city centre, the University Hospital Coventry & Warwickshire, and major road networks the A46 and M6.

## Approach

### Porch

Doors to:

### Entrance Hall

Stairs to first floor, and a radiator.

### W/C

A low level w/c and handwash basin with heated towel rail and a double glazed window to the side elevation.

### Lounge/Dining Room

A spacious living space featuring a gas fireplace, double glazed window to the rear elevation, a radiator, and sliding doors to the conservatory.

## Kitchen

Wall and base mounted units incorporating an inset single stainless steel sink unit with work surfaces and tiles over. Integrated appliances such as washing machine, dishwasher, electric oven, microwave and fridge/freezer. There is an electric induction hob with extractor fan over, and a double glazed window to the front elevation with a door at the side leading to the front and rear garden.

## Conservatory

Double glazed windows all around with double glazed French doors to the garden.

## First Floor Landing

An airing cupboard with doors to:

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

## Bathroom

Tiled, comprising electric shower, wash hand basin set into vanity unit, heated towel rail and double glazed window to the front elevation.

## W/C

Tiled with a toilet, a radiator and double glazed window to the front elevation.

## Loft Hatch

Insulated and part boarded.

## Outside

### Front Of Property

Driveway providing off road parking and a garage.

### Rear Garden

A private, non-overlooked garden with a combination of paved patio and stones.

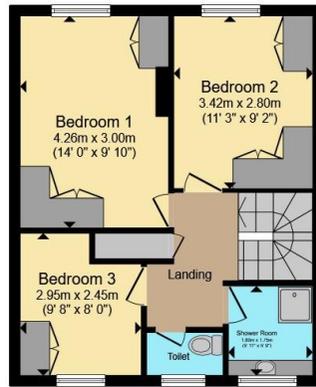
## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved





**Ground Floor**



**First Floor**

Total floor area 105.3 m<sup>2</sup> (1,134 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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38 New Union Street  
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EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/COV323355](http://connells.co.uk/Property/COV323355)**

Tenure: Freehold



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