



**Connells**

Stevenson Road  
Coventry



### Property Description

An extended and well-presented family home situated in a popular residential location. This spacious property benefits from a ground floor extension, creating an additional reception lounge and a convenient cloakroom/WC, providing versatile living accommodation ideal for modern family life. The accommodation further comprises a welcoming living room, fitted kitchen, well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a private rear garden, perfect for relaxing or entertaining. Conveniently located close to local amenities, schools, and transport links, this is an excellent opportunity for families and first-time buyers alike.

### Approach

Double glazed entrance door leading to:

### Entrance Hall

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

### Lounge

Double glazed bay window to the front aspect, laminate flooring and radiator.

### Kitchen

The kitchen comprises of a range of wall and base mounted units incorporating a sink drainer with work surfaces and splashbacks over, gas cooker point, plumbing for washing machine, radiator and opens onto:

### Sitting Room

Double glazed windows to the rear, radiator, laminate flooring, double glazed patio doors opening onto the rear garden and further do to:

### Cloakroom

Low level wc, wash hand basin and plumbing for washing machine.

### First Floor Landing

Door to:

### Bedroom One

Two double glazed windows to the front aspect, radiator, and a handy cupboard.

### Bedroom Two

Double glazed window to the rear aspect, combination boiler and radiator.

### Bathroom

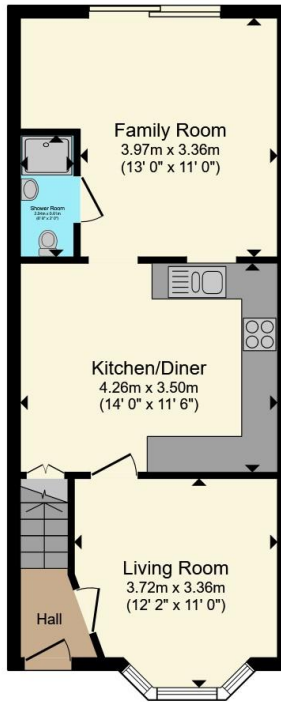
Being part tiled and comprising a bath with shower over, low level wc, wash hand basin set within a vanity unit, heated towel rail and a double glazed window to the rear.

### Outside

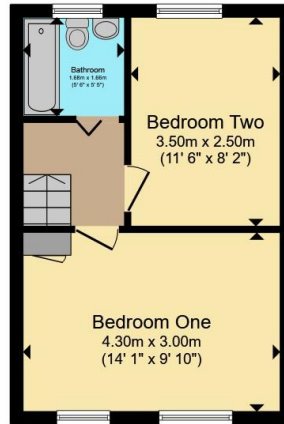
To the front of the property is a forecourt with access to front door.

To the rear is a patio area beyond being laid to lawn with borders,





**Ground Floor**



**First Floor**

Total floor area 75.2 m<sup>2</sup> (809 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)

**Connells**



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EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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