

DAVENTRY ROAD, COVENTRY CV3 5HN



This is a three-bedroom semi-detached house situated in an established and sought after residential area.

The property has a new kitchen and shower room.

The property is conveniently positioned close to local amenities including Daventry Road shopping parade, nearby Asda store, Quinton Park and within easy reach of Manor Park Primary School. The property also benefits from being located on bus routes with access to the train station and Jaguar Land Rover Head Quarters.

- **THREE BEDROOM SEMI-DETACHED HOUSE**
 - **NEW KITCHEN**
 - **NEW SHOWER ROOM**
 - **CONSERVATORY**
 - **GAS FIRED CENTRAL HEATING**
 - **NEWLY INSTALLED DOUBLE GLAZED WINDOWS**
- **LOW MAINTENANCE GARDENS TO FRONT AND REAR**
 - **GARAGE**

3 BEDROOMS

OFFERS OVER £325,000

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Entrance

uPVC double glazed front door gives access into porch where a further opaque double glazed door gives access in to

Hall

With solid wooden floor, having light point to ceiling, single panelled radiator, leaded light window to side elevation, storage cupboard.

Cloakroom

Understairs cloakroom with low level flush W.C., with built-in basin over, opaque window to side elevation and the gas-fired combination boiler.

Living/Dining Room 27'1" x 11'6" maximum measurements (8.27 x 3.52 maximum measurements)

Having a newly installed uPVC double glazed bay window to front elevation, one double, one single panelled radiator, electric fire in marble hearth and mantle over. Sliding patio doors into

Conservatory 5'11" x 9'3" (1.82 x 2.84)

Having newly fitted uPVC double glazed windows, a glass roof and doors overlooking the rear elevation.

Kitchen 15'5" x 6'3" (4.70 x 1.93)

This is a refitted kitchen having recessed spotlights to ceiling, opaque new double glazed window to side elevation, further double glazed window to rear elevation, fitted units to comprise: five base units, stainless steel single bowl, single drainer sink with mixer taps over inset into work surface with tile splashback, stainless steel four ring gas hob inset into work surface with built-in electric oven under, five further wall mounted units, wall mounted radiator, space and plumbing for automatic washing machine, tiled floor.

Door leading into conservatory.

Returning to the hallway

Stairs lead up to first floor landing having access to loft void with light point to ceiling.

Bedroom One 12'0" x 10'5" (3.67 x 3.18)

Having two light points to ceiling, new uPVC double glazed window to rear elevation, single panelled radiator.

Bedroom Two 15'3" x 10'6" maximum measurements (4.66 x 3.21 maximum measurements)

Having two light points to ceiling, new uPVC double glazed bay window to front elevation, built-in wardrobes and single panelled radiator.

Bedroom Three 8'10" x 6'4" (2.71 x 1.95)

Having light point to ceiling, newly installed double glazed windows to both front and side elevation, single panelled radiator.

Shower Room 8'5" x 6'3" (2.58 x 1.91)

Having recessed spot lights to ceiling, opaque new double glazed windows to both rear and side elevations, tiled to full height with walk-in shower cubicle, vanity wash hand basin with storage beneath, low level flush W.C., wall mounted radiator and tiled floor.

Outside

To the front elevation the garden is laid to lawn with mature flowering borders, there is a shared driveway leading down between the two properties where there is a sectional single garage and access into the rear garden.

Tax Band

We understand the property to be Council Tax Band C.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.







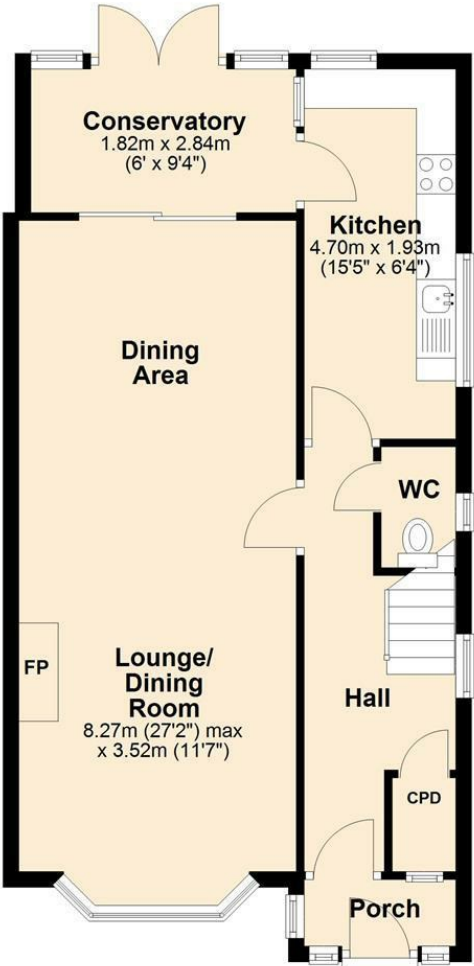






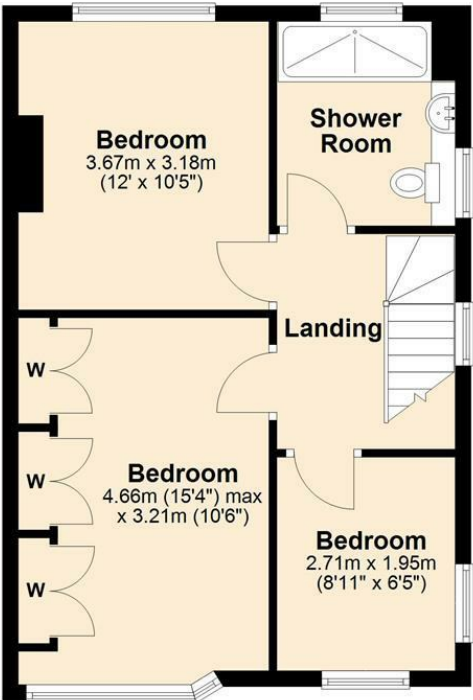
Ground Floor

Approx. 58.5 sq. metres (629.2 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

