



## 29 Crown Green, Coventry, CV6 6FA Offers Over £280,000

\*\*\*Matthew James are proud to present this outstanding three bedroom modern link detached property offered for sale with No Chain\*\*\* Perfect family home, spacious throughout, nestled in a quiet cul-de-sac within a modern housing development, super convenient location as walking distance to Holbrook Primary School and plenty of local amenities including the Arena Shopping Park. This property is not to be missed offering the perfect combination of comfortable modern living and convenience.

Enter the development and the property is tucked away in a private location. Step inside and immediately you will feel right at home, appealing layout and presentation throughout. Entrance hallway with convenient ground floor cloakroom, through to the large lounge, cosy and welcoming with a feature fireplace, spacious modern kitchen diner with integrated dishwasher, oven, gas hob, extractor fan and space for all other appliances, large conservatory providing further entertainment space for the family and guests. To the first floor master bedroom with the added luxury of an en-suite shower room, two further well proportioned bedrooms and a refitted modern family bathroom. The property also benefits from double glazing and central heating throughout. Externally to the front off road parking for several vehicles and garage at the side. Lovely private rear garden with paved patio area, laid lawn and pedestrian access out to the front.

Pick up your keys and move straight into this desirable family home. Call to book your viewing today and avoid disappointment.

## Approach / Off Street Parking



## Entrance Hallway

### Cloakroom

5'8 x 2'8 (1.73m x 0.81m)



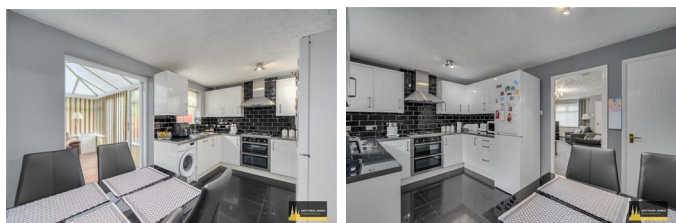
## Lounge

17'9 x 14'8 (5.41m x 4.47m)



## Kitchen / Diner

14'6 x 9'4 (4.42m x 2.84m)

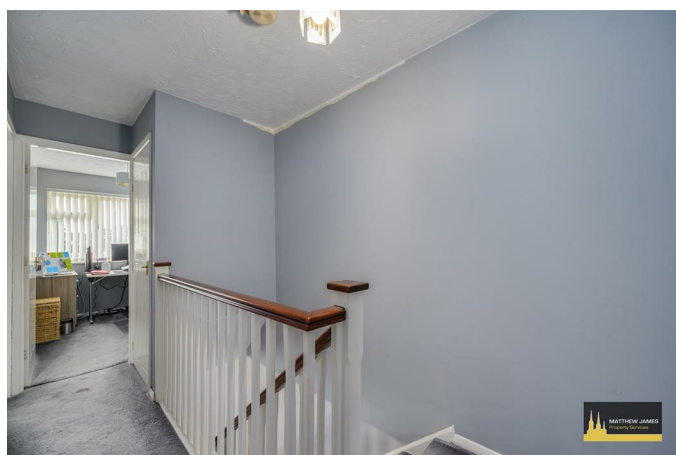


## Conservatory

13'1 x 12'8 (3.99m x 3.86m)



## First Floor Landing



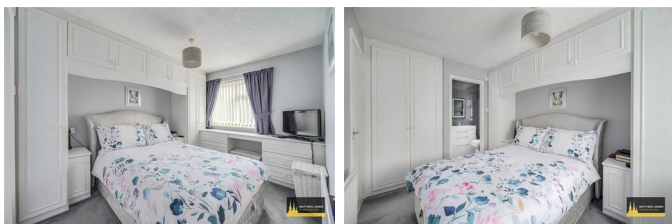
## Family Bathroom

6'1 x 5'5 (1.85m x 1.65m)



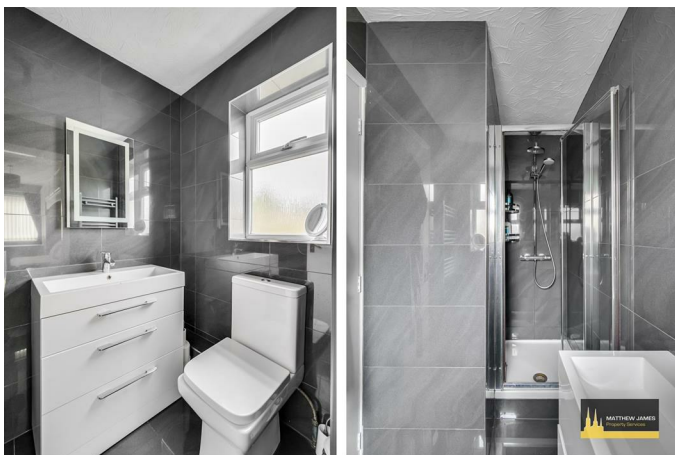
### Bedroom One

11'6 x 8'6 (3.51m x 2.59m)



### En Suite

8'4 x 4'2 (2.54m x 1.27m)



### Bedroom Three

9'6 x 5'10 (2.90m x 1.78m)



### Rear Garden



### Bedroom Two

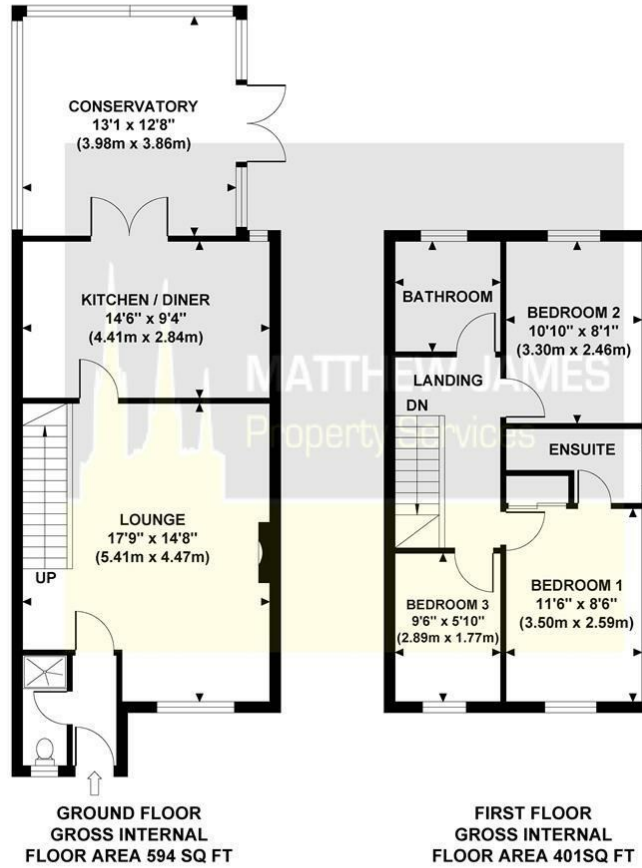
10'10 x 8'1 (3.30m x 2.46m)



# Floor Plan

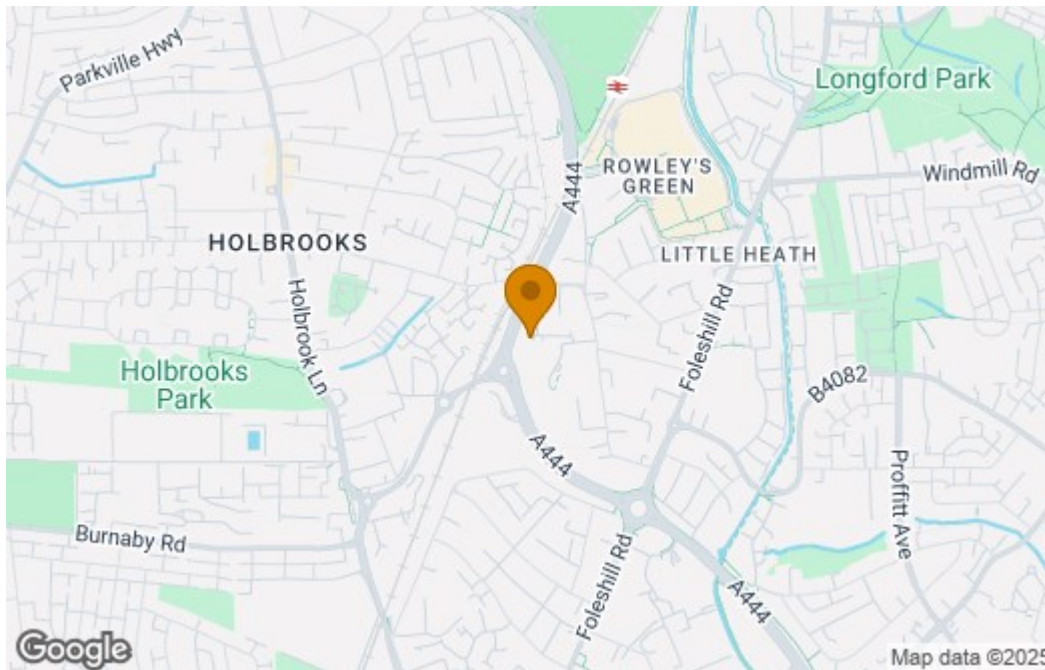
## 29 CROWN GREEN

Approximate Gross Internal Area  
995.0 sq ft / 92.4 sq m

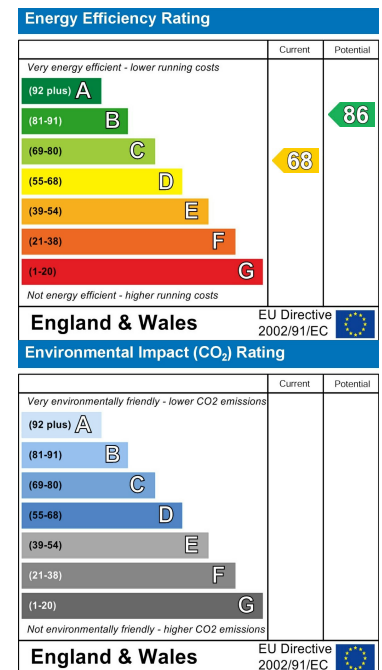


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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