

**46 RIVERSLEA ROAD**  
 Approximate Gross Internal Area  
 1982 sq ft / 184.2 sq m



**SECOND FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA 463 SQ FT



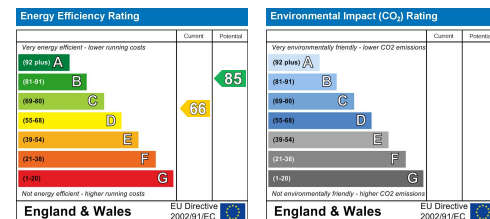
**FIRST FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA 593 SQ FT



**GROUND FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA 926 SQ FT

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.

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.



**46 Riverslea Road**  
 , Coventry CV3 1LD

\*\*\*OUTSTANDING MODERN THREE STOREY DETACHED PROPERTY LOCATED ON THE POPULAR COPESWOOD DEVELOPMENT\*\*\* NO UPWARD CHAIN\*\*\*  
 This property really does have curb appeal with stunning views over the green area. Spacious accommodation throughout, high specification this really is the perfect home. Accommodation comprising: Ground floor- Entrance hallway, generous size study/reception room, lounge, fitted kitchen/diner, utility room and downstairs WC. First floor- Three bedrooms, master room being en-suite with shower and bath, Family bathroom. Second floor- Two further double bedrooms and shower room. Externally to the front there is a double garage and space to park an additional car. To the rear you have the impressive rear garden, which the current vendors have done to high specification. The large patio area has power supply and outdoor sockets, the ideal garden for entertaining. Steps lead to large slated area with additional decking at the rear, great spot for catching some sunshine. The location of this property is prime, having excellent access for shops, schools, local sports centre and transport links. You will not want to miss out on this opportunity. CALL NOW TO VIEW

**Offers In Excess Of £450,000**

**CONTACT INFORMATION**

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# 46 Riverslea Road

, Coventry CV3 1LD



- **\*\*FANTASTIC FAMILY HOME\*\***
- **\*\*THREE BATHROOMS\*\***
- **\*\*DOUBLE GARAGE\*\***
- **\*\*VIEWING IS ESSENTIAL\*\***
- **\*\*MODERN DETACHED\*\***
- **\*\*STUDY/SECOND RECEPTION ROOM\*\***
- **\*\*STUNNING REAR GARDEN\*\***
- **\*\*FIVE BEDROOMS\*\***
- **\*\*KITCHEN/DINER\*\***
- **\*\*NO UPWARD CHAIN\*\***

## Entrance Hallway

## Reception Room Two/ Study

12'8 x 9'3 (3.86m x 2.82m)

## Fitted Kitchen/ Diner

18'3 x 9' (5.56m x 2.74m)

## Utility Room

6'6 x 5;10' (1.98m x 1.52m;3.05m)

## Downstairs WC

## First Floor Landing

## Master Bedroom

14'5 x 11'8 (4.39m x 3.56m)

## En-Suite

## Bedroom Two

11'1 x 9'4' (3.38m x 2.84m')

## Bedroom Three

8'4 x 8'2' (2.54m x 2.49m')

## Fitted Bathroom

## Second Floor

## Bedroom Four

18' x 8'2' (5.49m x 2.49m')

## Bedroom Five

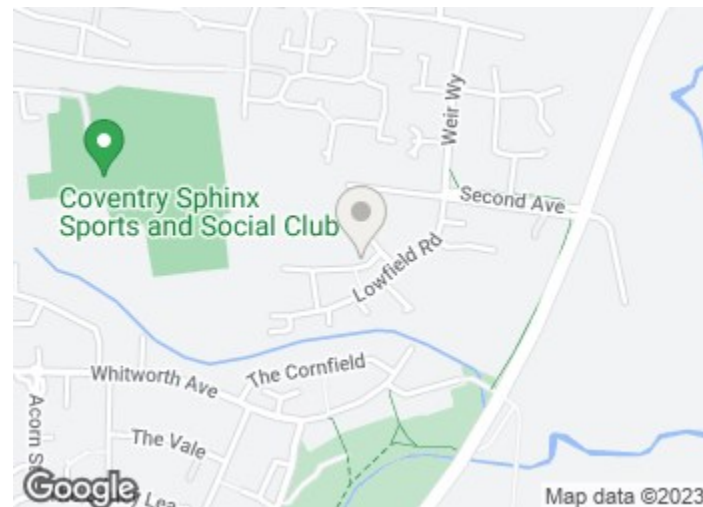
18' x 9'3' (5.49m x 2.82m')

## Fitted Shower Room

## Rear Garden

## Garage

17'1 x 16'9' (5.21m x 5.11m')



## Directions

