



5 Larkin Grove, Coventry, CV2 2UA Offers Over £345,000

We are delighted to bring to the market this outstanding four bedroom modern detached family home. Located in the highly sought after Walsgrave area, close to The University Hospital, local amenities and excellent local schools. Nestled within a peaceful cul-de-sac in a lovely position having delightful views out from the property over St Mary's Church. Tastefully decorated, modernised throughout, the property is warm and welcoming and ready to move straight into, you will feel right at home as soon as you walk through the door.

Upon entering, you are welcomed into the bright entrance hallway, downstairs cloakroom for convenience, spacious inviting lounge, perfect for relaxing and family downtime, featuring coal effect gas fireplace and surround. Modern well equipped kitchen/dining provides a functional setting for cooking and dining. Belfast sink with mixer tap high quality integrated appliances including, dishwasher, washing machine, fridge freezer, microwave, electric oven, hob and extractor fan. Upstairs to the hallway landing, stunning master bedroom with modern en-suite shower, two double bedrooms and generous size single bedroom which is currently used as a dressing room and modern functional family bathroom.

The rear garden is an impressive size with large patio area, laid lawn and gated access out to the front. Driveway to the front and garage to the side offering off street parking for several cars with EV charging point. The exterior of the property has also been updated with new PVCU windows and composite front.

Comfortable modern living in a peaceful but very convenient location. Call now to book your viewing and avoid disappointment!

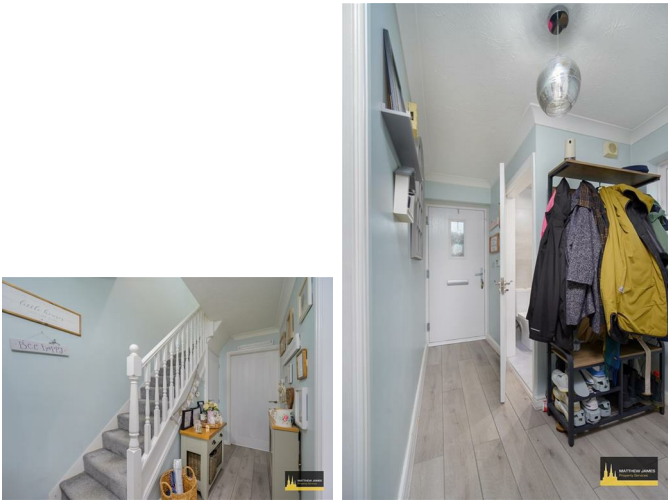
Approach



Hallway Landing



Entrance Hallway



Bedroom One

11'0 x 10'6 (3.35m x 3.20m)



Downstairs WC

4'6 x 2'8 (1.37m x 0.81m)

Living Room

17'9 x 11'0 (5.41m x 3.35m)



En-Suite

7'6 x 2'5 (2.29m x 0.74m)



Kitchen/Dining Room

17'10 x 9'8 (5.44m x 2.95m)



Bedroom Two
10'6 x 7'7 (3.20m x 2.31m)



Bedroom Four
7,1 x 7'9 (2.13m,0.30m x 2.36m)



Bedroom Three
9'11 x 7'1 (3.02m x 2.16m)



Rear Garden

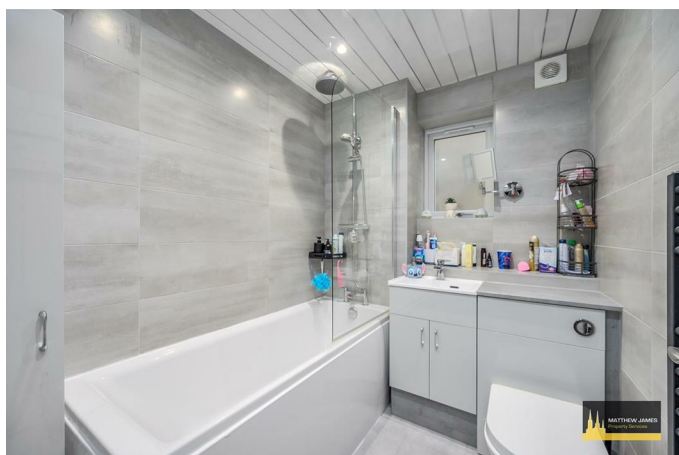


Garage & Driveway

Church Views



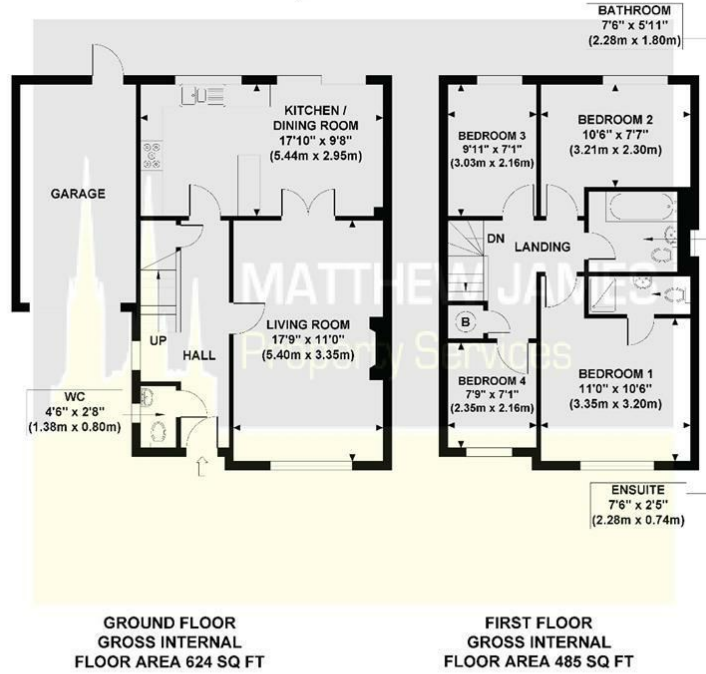
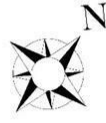
Family Bathroom
7'6 x 5'11 (2.29m x 1.80m)



Floor Plan

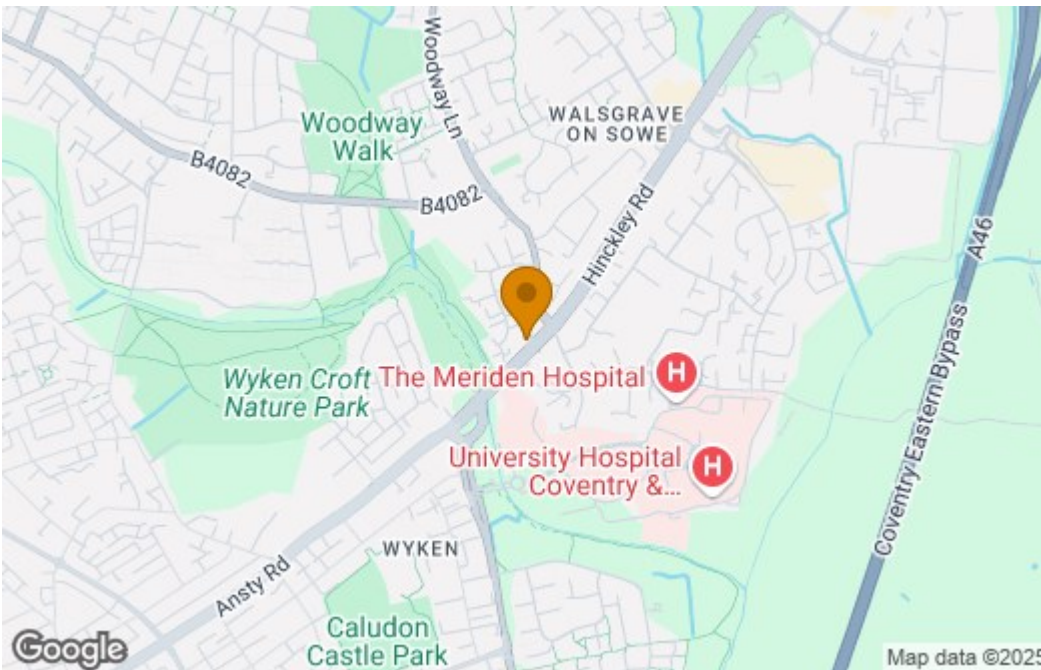
5 LARKIN GROVE

Approximate Gross Internal Area
1109 sq ft / 103.02 sq m

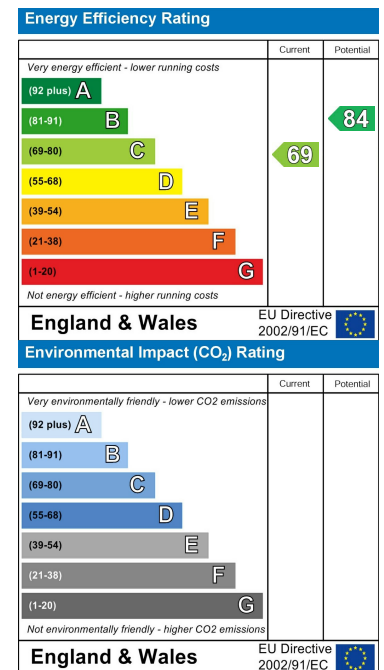


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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