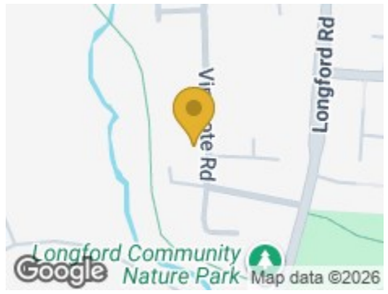
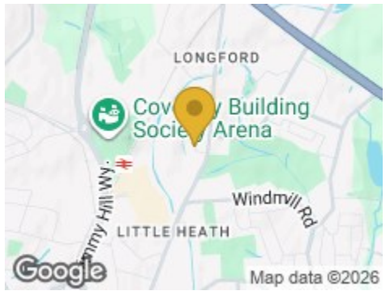
Road Map

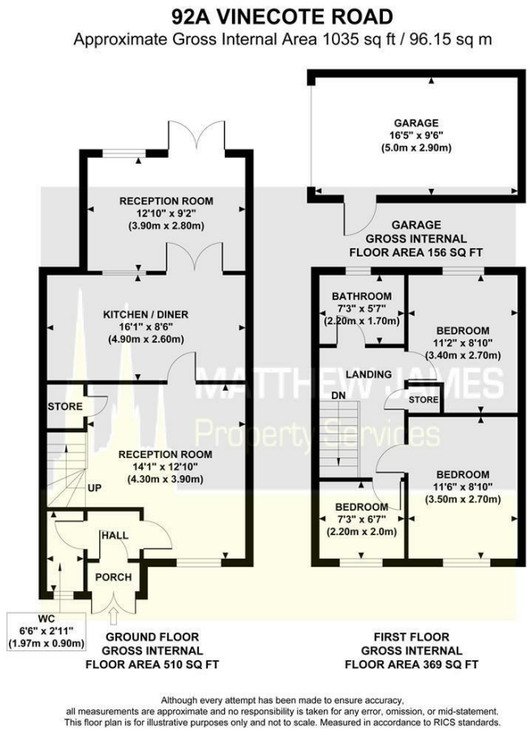


Hybrid Map

Terrain Map



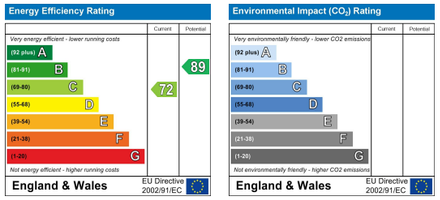
Floor Plan



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Property Services

92A Vinecote Road

Longford, Coventry CV6 6EA

£245,000

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Front Garden
Having fenced perimeter, slate and pathway that leads to the:

Storm Porch
Having double obscure glazed doors and further

Inner Hallway
Having doors off to:

Ground Floor WC
6'6 x 2'11
Having a PVCu double obscure glazed window to the front elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Lounge
14'1 x 12'10
Having a PVCu double glazed window to the front elevation, stairs lead off to the first floor and door that leads to the:

Open Plan Kitchen Dining Room
16'1 x 8'6
Having a PVCu window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated dishwasher, integrated fridge and freezer, integrated oven with four ring gas hob and extractor over, seating area and PVCu double glazed French doors to the rear elevation which leads to the:

Extended Reception Room / Utility Room / Home Offi
12'10 x 9'2
Having a PVCu double glazed window and PVCu double French doors to the rear elevation. Currently being used as a home office and utility but could quite easily be a play room / studio.

First Floor Landing
Having airing cupboard, access to the loft area and doors leading off to:

Bedroom One
11'6 x 8'10
Having a PVCu double glazed window to the front elevation.

Bedroom Two
11'2 x 8'10
Having a PVCu double glazed window to the rear elevation.

Bedroom Three
7'3 x 6'7
Having a PVCu double glazed window to the front elevation.

Family Bathroom
7'3 x 5'7
Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, low level flush WC, vanity wash hand basin with storage beneath, extractor fan, ladder style heated towel rail and modern tiling to all four walls.

Rear Garden
Having fenced perimeters, planted borders, mainly laid to lawn with pathway that leads to a pedestrian gate to the front elevation and a further pathway leads to the bottom of the garden through a stainless steel door into the:

Garage
16'5 x 9'6
Being wider than normal and having a window to the side elevation, electric up and over roller door, power and lighting.

Rear Parking Area
Having access via an entryway that leads to the garage.