

MATTHEW JAMES

Property Services



89 Tennyson Road, Coventry, CV2 5HZ

£349,995

FOUR BEDROOMS (INCLUDING A SEPARATE ANNEXE)... MASSIVELY EXTENDED KITCHEN DINING ROOM... MITSUBISHI AIR CONDITIONING UNITS IN FOUR ROOMS... OWNED SOLAR PANELS... HOME OFFICE / PLAY ROOM... GROUND FLOOR WC... LOFT ROOM... OFF ROAD PARKING... END OF TERRACE. Located in the sought after Poets Corner, this beautifully presented end of terrace house on Tennyson Road offers a perfect blend of modern living and convenience. With four spacious bedrooms (one in the rear annexe), this property has been thoughtfully extended to provide an expansive kitchen dining room that is ideal for both family gatherings and entertaining your guests.

The ground floor features a welcoming lounge dining room, a ground floor WC, and a versatile salon / home office, catering to the needs of today's lifestyle. A notable highlight is the separate annexe to the rear, complete with an en-suite shower room and a mezzanine floor, which can serve as a guest suite or a private retreat for family members. Additionally, the loft room provides extra space that can be utilised as a study, playroom, or additional storage.

For those who appreciate modern day comfort, the house is equipped with Mitsubishi air conditioning in four rooms, ensuring a pleasant atmosphere throughout the year. The inclusion of owned solar panels not only enhances energy efficiency but also contributes to your lower utility bills.

Off-road parking is available, adding to the convenience of this lovely home. The location is particularly advantageous, being in close proximity to the University Hospital and a variety of local amenities, making it

Off Road Parking



Being block paved and accessed via a dropped kerb providing off road parking for two motor vehicles. There is also access through a security gate to the rear garden. A step then leads through the front door into the:

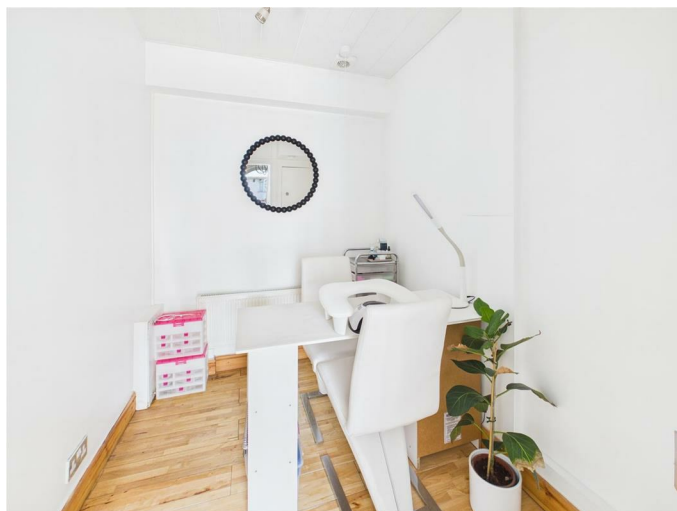
Entrance Hallway



Having stairs off to the first floor, under stairs storage and doors leading off to:

Salon / Home Office / Play Room

7'8 x 6'2 (2.34m x 1.88m)



Currently being used as a beauty salon but could very easily be home office or playroom. There is also a built-in under the stairs cupboard.

Lounge Dining Room

23'8 x 11'5 (7.21m x 3.48m)



Having a PVCu double glazed bay window to the

front elevation, fireplace, top specification Mitsubishi air conditioning unit mounted on the one wall and timber glazed French doors lead to the:

Extended Kitchen Dining Room

16'11 x 11'10 (5.16m x 3.61m)



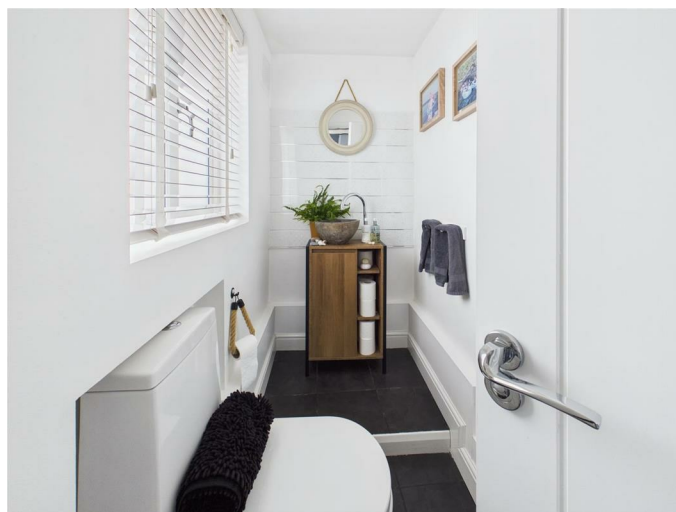
Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with quartz hand cut work surface over, integrated waist height double oven, integrated microwave, space for an American style fridge freezer, central breakfast island with further storage and wine cooler fridge, quartz splashbacks, modern vertical radiator, space and plumbing for a dishwasher and door that leads to the:

Inner Hallway

Having a PVCu double obscure glazed door that leads to the rear garden area and further door that leads to the:

Ground Floor WC

7'0 x 3'6 (2.13m x 1.07m)



Having a PVCu double obscure glazed window to the side elevation, low level flush WC and feature wash hand basin with storage beneath.

First Floor Landing



Having balustrade landing with stairs off to the next floor and doors leading to:

Bedroom One 12'9 9'8 (3.89m 2.95m)



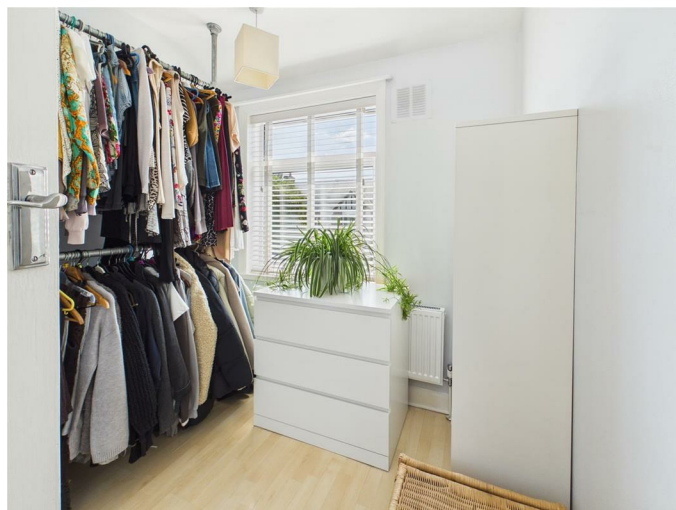
Having a PVCu double glazed bay window to the front elevation and a top of the range Mitsubishi air conditioning unit mounted to the one wall.

Bedroom Two 10'9 x 10'3 (3.28m x 3.12m)



Having a PVCu double glazed window to the rear elevation and a top of the range Mitsubishi air conditioning unit mounted on the one wall.

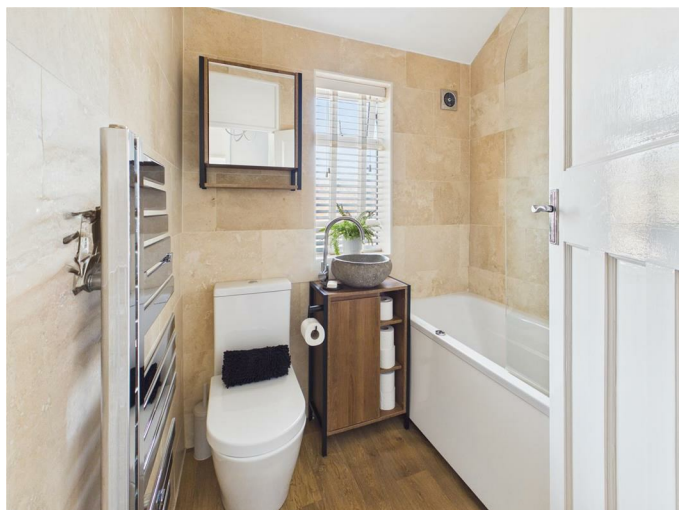
Bedroom Three 7'10 x 7'4 (2.39m x 2.24m)



Having a PVCu double glazed window to the front elevation. Currently being used as a dressing room.

Family Bathroom

6'1 x 5'7 (1.85m x 1.70m)



Having a PVCu double obscure glazed window to the rear elevation, jacuzzi bath with rain head shower over, low level flush WC, feature wash hand basin with storage beneath, modern style heated towel rail and modern tiling to all splash prone areas.

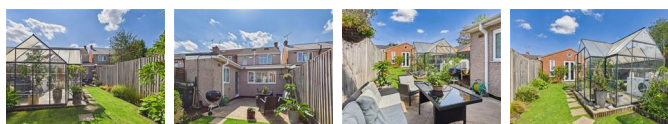
Loft Room / Storage

17'2 x 10'3 (5.23m x 3.12m)



Having two Velux windows to the rear elevation and cupboard housing the top of the range Vailant central heating boiler.

Rear Garden



Having a paved patio area, outside water tap, pedestrian gate that leads to the front elevation, being also mainly laid to lawn with mature planted beds to the side and paved stepping stones that lead to the:

Greenhouse / Utility Room



Being of glass design, having under floor heating (perfect for growing plants or drying clothes!) and space, power and plumbing for a washing machine and tumble dryer.

Annexe / Bedroom Four / Separate Living

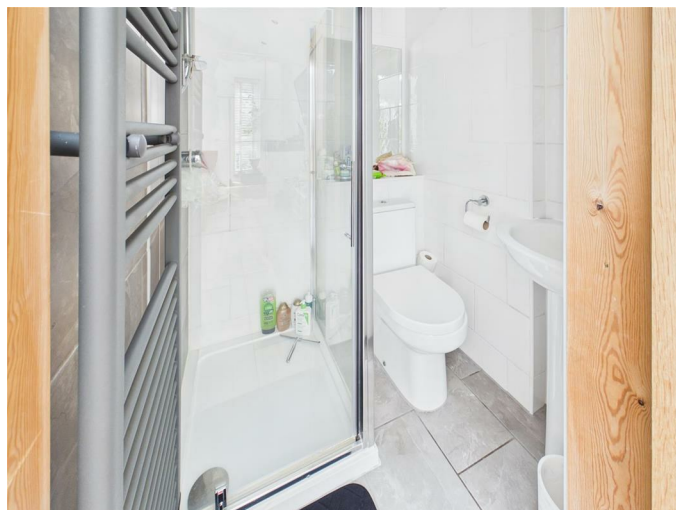
16'5 x 16'5 (5.00m x 5.00m)



Located to the rear of the property and being of brick built design with PVCu double glazed French doors for access in, under floor heating, kitchenette with storage beneath, spiral feature stairs that lead to the mezzanine and further door that leads to the:

En-Suite Shower Room

4'11 x 4'4 (1.50m x 1.32m)



Having a walk-in shower enclosure with shower over, low level flush WC, corner wash hand basin and tiling to all splash prone areas.

Mezzanine

11'1 x 6'1 (3.38m x 1.85m)



Having balustrade and Velux windows to both sides and a top of the range Mitsubishi air conditioning unit mounted to the one wall.

Floor Plan

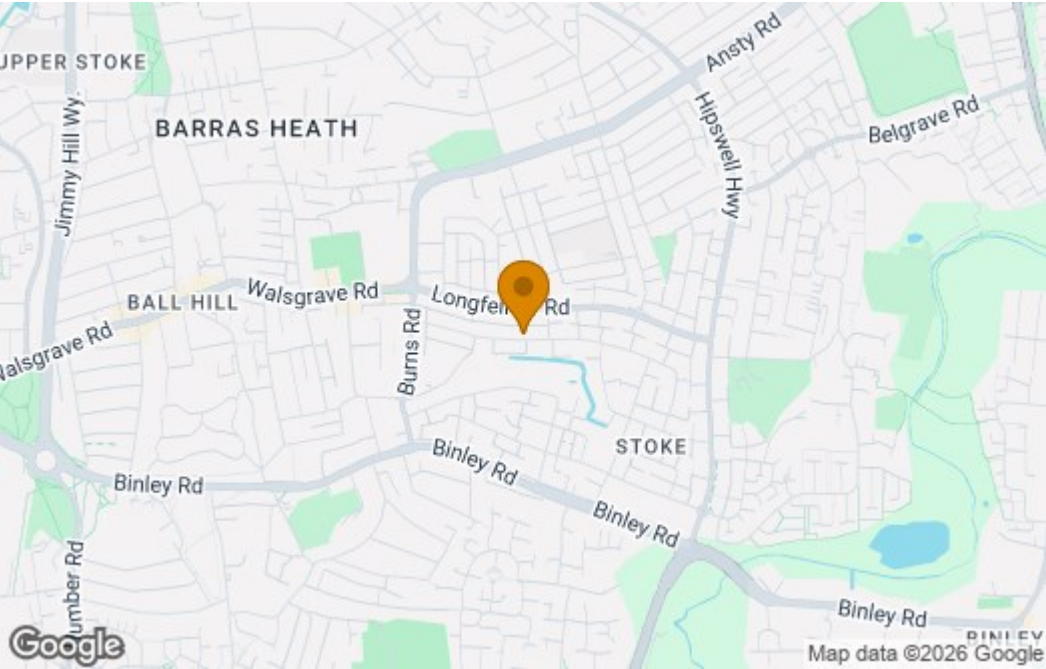
89 TENNYSON ROAD

Approximate Gross Internal Area 1583 sq ft / 147.06 sq m

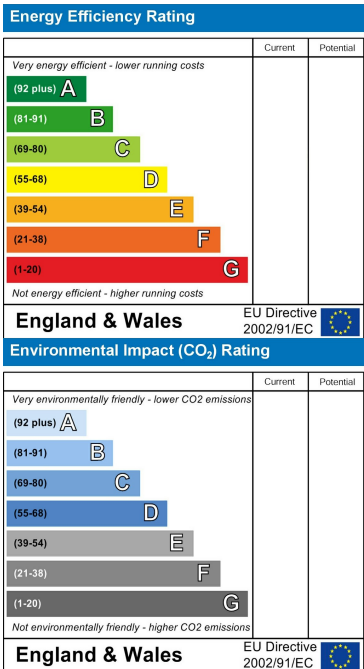


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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