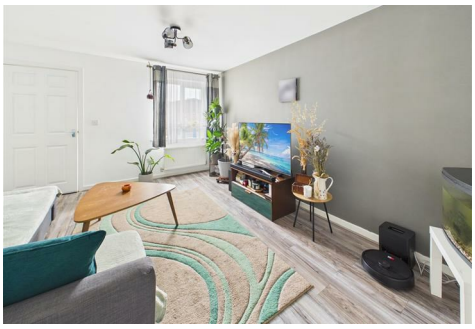
MATTHEW JAMES
Property Services









# 11 Drakeley Close, Coventry, CV6 7NP
# Offers Over £250,000

A modern three-bedroom, three-storey semi-detached home enjoying a peaceful canalside position on the popular Weavers Wharf Estate. Offering spacious and flexible accommodation, generous gardens and ample off-road parking, this beautifully presented property is an ideal family home and must be viewed to be fully appreciated.

The ground floor comprises: Entrance hall, comfortable living room and an inner hallway with a convenient WC. To the rear is a well-proportioned kitchen/dining room, with French doors opening directly onto the garden - perfect for family life and entertaining. On the first floor are two double bedrooms and a modern family bathroom. The second floor is dedicated to a generously sized principal bedroom, complete with a larger-than-average en-suite shower room, creating a private and relaxing retreat. Outside, a side driveway provides off-street parking for multiple vehicles. The delightful, generously sized rear garden features a patio area with a pergola, a laid-to-lawn section and a large storage shed. The property also benefits from attractive views over the canal.

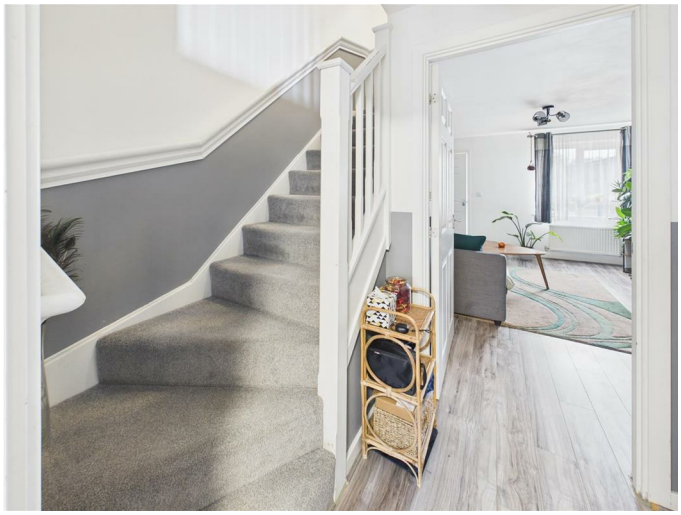
The location is particularly well suited to families, with convenient access to local schools, including the outstanding-rated Courthouse Green Primary School. Coventry Building Society Arena is also within easy reach, while the nearby canal offers pleasant routes for walkers and outdoor enthusiasts.

A lovely family home in a peaceful setting, sold with no onward chain for fast completion. Don't miss out on this fantastic opportunity, early viewing is highly recommended!

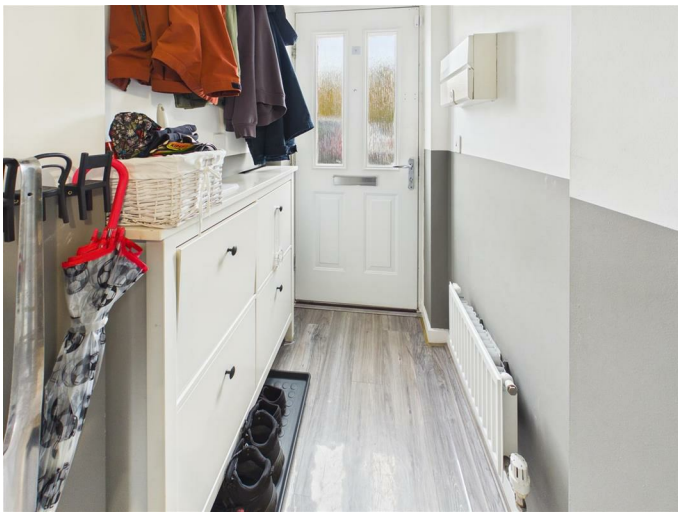
## Approach/ Driveway



## Inner Hallway

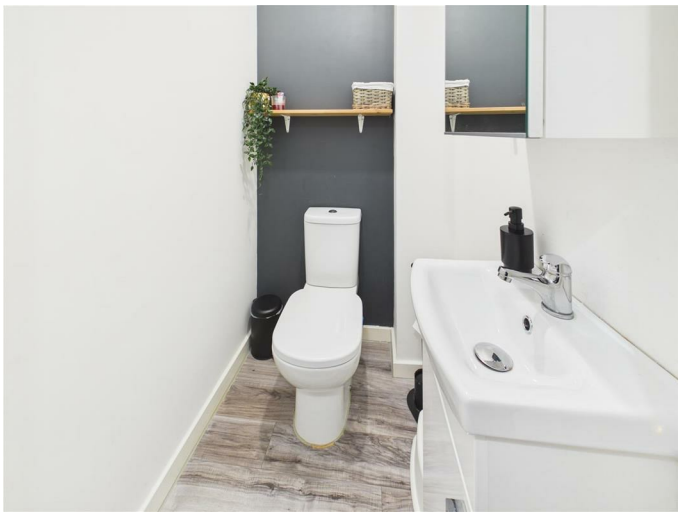


## Entrance Hall



## Ground Floor WC

4'3" x 3'6" (1.32 x 1.09)



## Lounge

14'9" x 11'10" (4.50 x 3.61)





## Kitchen/ Dining

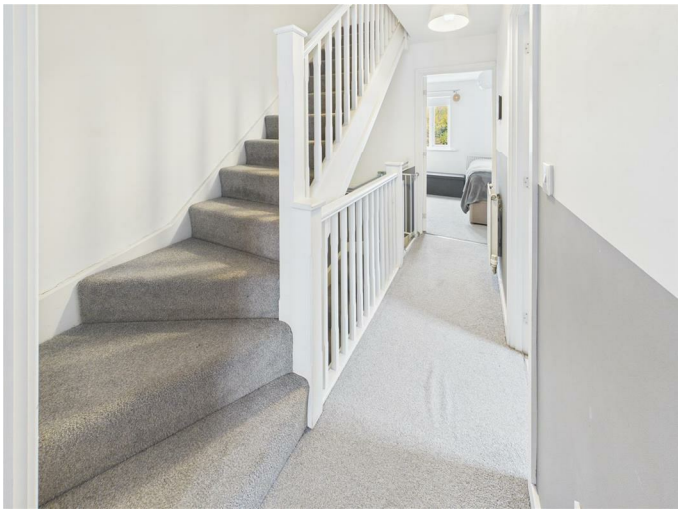
11'8" x 8'5" (3.58 x 2.57)







## First Floor Landing



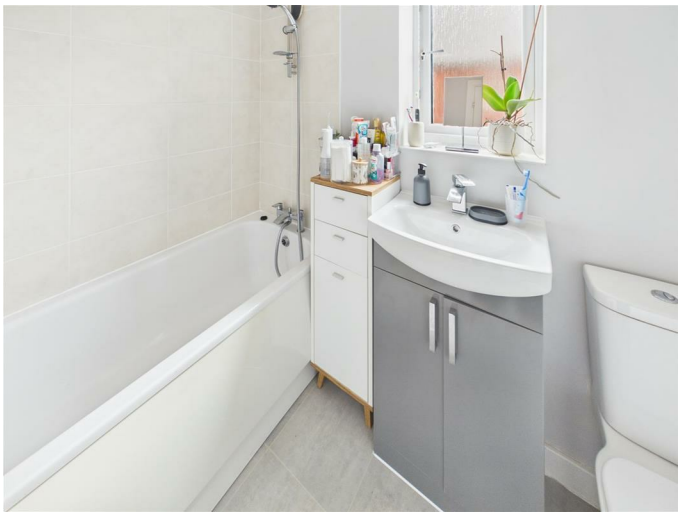
## Bedroom Two
11'8" x 10'5" (3.58 x 3.18)




## Bedroom Three
11'8" x 7'10" (3.56 x 2.39)

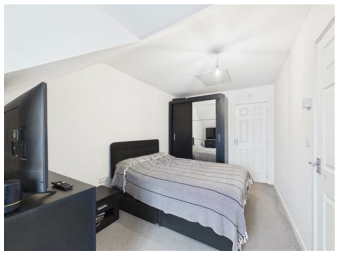



## Bathroom
7'10" x 5'4" (2.41 x 1.65)



## Second Floor Landing

### Master Bedroom
17'3" x 8'3" (5.26 x 2.54)

### Master En-Suite
10'9" x 4'11" (3.30 x 1.50)




## Rear Garden



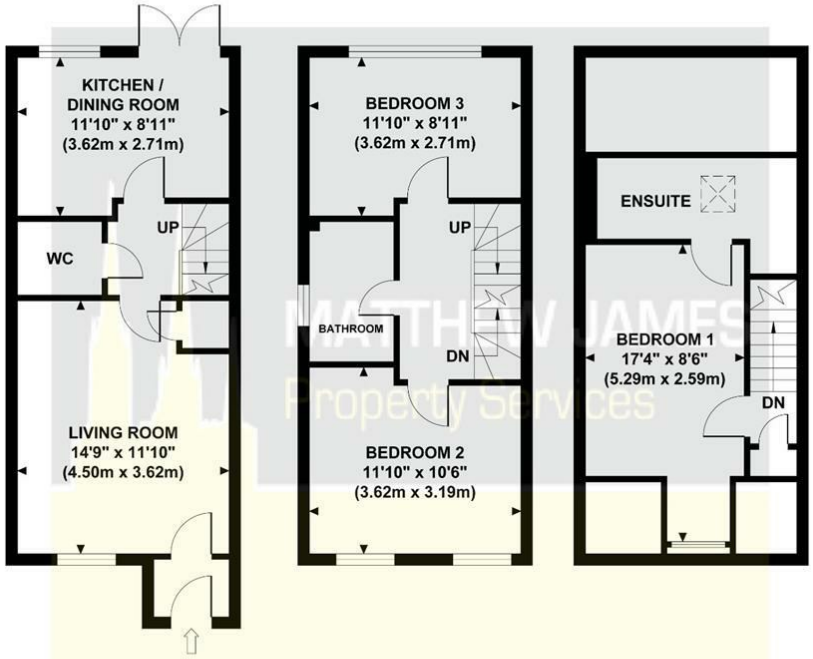

## Canal Views



## Floor Plan

# 11 DRAKELEY CLOSE

Approximate Gross Internal Area
903 sq ft / 83.90 sq m



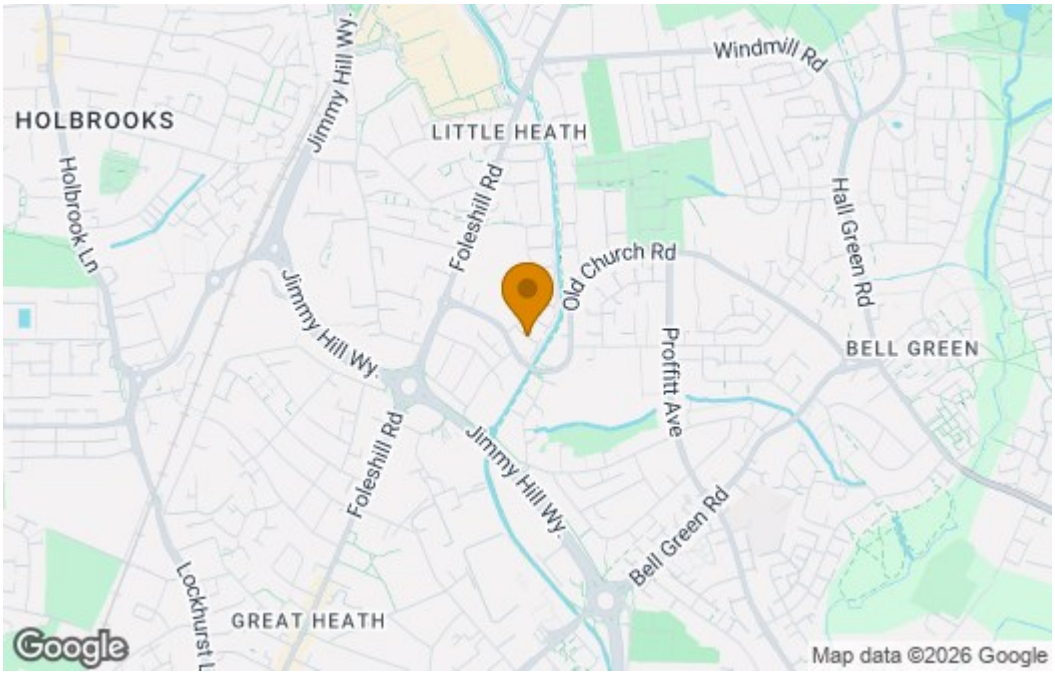

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 346 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 332 SQ FT

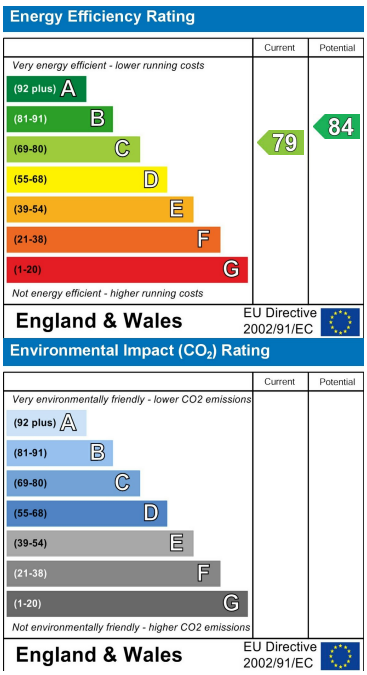
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 225 SQ FT

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.

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

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