





# £240,000 Offers Over

## Bedrooms 3 Bathrooms 1

Tucked neatly along the quiet stretch of Sapphire Gate in Copeswood, this charming three bedroom traditional double bayed terrace feels like the sort of home that greets you with a warm smile before you have even stepped through the front door. The location offers the best of both worlds, with everyday essentials within easy reach and excellent road links connecting you swiftly to the city centre, University Hospital Coventry, and major routes such as the A444 and M6. Families will appreciate the selection of well regarded local schools nearby, while shops, parks, and handy public transport links ensure life here flows with reassuring ease.

Step inside and the home immediately feels welcoming, with natural light spilling through the double bay frontage and dancing across the neutral décor, creating a bright and uplifting atmosphere throughout the day. The hallway sets the tone beautifully, guiding you towards a spacious lounge and dining room that feels effortlessly sociable. This is a room that adapts to every chapter of your day, whether it is a cosy evening curled up on the sofa, a lively dinner with friends, or a lazy Sunday morning with coffee and the papers. The flow of the space encourages conversation and connection, with sunlight streaming in and giving the entire room a cheerful and inviting personality.

The extended galley kitchen sits at the heart of the home, blending practicality with charm. Lined with an abundance of cream units and fitted with an integrated hob, extractor and double oven, it offers generous preparation space for everything from quick weekday breakfasts to ambitious weekend cooking experiments. A window frames a delightful view of the garden, allowing you to keep an eye on children or pets playing outside while you prepare meals, adding a gentle sense of togetherness to everyday routines.

Towards the rear, the former conservatory has been thoughtfully transformed, with a newly tiled and boarded roof creating a comfortable, versatile room that is currently enjoyed as a family room and home office. This is a space that adapts to your lifestyle with ease, equally suited to working from home, a playroom filled with laughter, or a quiet reading retreat when the house finally settles for the evening.

Upstairs, carpeted stairs lead to a bright landing that introduces two generous double bedrooms and a well proportioned single room, offering flexibility for growing families, guests, or a dedicated hobby space. The main bedroom benefits from fitted wardrobes, providing seamless storage while maintaining a calm and uncluttered feel. Completing the upper floor is a lovely family bathroom, perfectly placed to serve the household with comfort and style.

Outside, the south facing rear garden feels like a private slice of sunshine waiting to be enjoyed. Mostly laid to lawn and complemented by a decking area that practically invites summer barbecues and evening drinks, it offers plenty of room for children to play or for keen gardeners to indulge their creativity. The tandem garage, complete with power supply, adds valuable practicality, whether used for storage, hobbies, or parking. The front garden remains low maintenance while presenting the exciting potential to create off road parking, adding another layer of convenience to an already appealing home.



### GROUND FLOOR

Hallway	
Lounge/Dining Room	21'7 x 10'6 (max)
Kitchen	17'5 x 5'4
Study/Family Room	8'7 x 8'6
<b>FIRST FLOOR</b>	
Landing	
Bedroom 1	12'2 x 8'2

Bedroom 2	10'6 x 10'4
Bedroom 3	7'8 x 6'1
Bathroom	
<b>OUTSIDE</b>	
Tandem Garage	31'10 x 7'10
Rear Garden	
Front Garden	