



Sammons Way  
Banners Brook, Coventry







## Sammons Way Banners Brook, Coventry, CV4 9TD

An attractively presented modern double fronted detached property situated in this pleasant cul-de-sac setting having a delightful open aspect to the front. The property is conveniently located for the local amenities on offer within Tile Hill Village, as well as being within easy reach of Tile Hill Railway Station. The property benefits from uPVC double glazing, gas central heating with recently installed boiler, warranty and 'Hive' control system, with an alarm system and security cameras. The accommodation briefly comprises; reception hall, modern refitted ground floor cloakroom, spacious extended 'L' shaped living room, separate dining room to the front and a modern refitted kitchen with high gloss units and built-in appliances. To the first floor there are three good sized bedrooms all having fitted wardrobes/bedroom furniture, an en suite shower room to bedroom one and a modern refurbished fully tiled family shower room. To the outside there is a block paved front driveway providing off road parking for a number of vehicles, a brick built garage to the side and an enclosed rear garden with large paved patio area, lawn and substantial garden shed.





### Canopy Porch Entrance

With tiled floor, outside light and uPVC entrance door with inset feature obscure double glazed panel opening into:

### Reception Hall

With double panel central heating radiator, attractive 'Karndean' flooring, fitted cloaks cupboard, staircase leading off to the first floor, coving to ceiling, ceiling light point and doors off to the following accommodation:

### Fully Tiled Ground Floor Cloakroom

With modern white suite comprising; vanity wash hand basin, low level WC, chrome heated towel radiator, fully tiled walls in modern complimentary ceramics and uPVC obscure double glazed front window.

### Front Dining Room

**7'11" x 10'9" max 9'6" min (2.41m x 3.28m max 2.90m min)**

With two uPVC double glazed windows to the front elevation enjoying an open aspect over a front green, double panel central heating radiator, coving to ceiling, ceiling light point and attractive 'Karndean' flooring.

### Modern Fitted Kitchen

**8'3" x 14'2" (2.51m x 4.32m)**

Comprising; an attractive range of fitted cream high gloss units, worktop surfaces extending to three sides, inset stainless steel single drainer sink unit with mixer tap and base cupboard below, additional range of double and single door base cupboards with drawers, two slimline base cupboards, corner door base unit with sliding carousels, inset 'Neff' stainless steel five burner gas hob with glass splashback and 'Neff' cooker hood above, tall housing unit with built-in 'Neff' microwave, oven and grill and top and bottom cupboards, range of matching wall mounted units comprising; two double corner door base cupboards and a single door cupboard housing a 'Vaillant' gas fired boiler, uPVC double glazed window overlooking the rear garden, attractive 'Karndean' flooring, double panel central heating radiator, inset ceiling spotlighting, door to useful under-stairs pantry cupboard and uPVC door with inset obscure double glazed panel leading out into the rear garden.

### Superb Extended Spacious Through Living Room

**31'5" x 10'2" min 15'9" max (9.58m x 3.10m min 4.80m max)**

With two uPVC double glazed windows to the front elevation with attractive views over an open green, double panel central heating radiator, telephone point, feature fireplace with electric fire, coving to ceiling, wall and ceiling light points, TV aerial, two further central heating radiators, two further uPVC double glazed windows overlooking the rear garden, attractive 'Karndean' flooring throughout and uPVC double glazed double opening side French doors leading out into the garden.

### Return Staircase

Being naturally lit via a uPVC obscure double glazed side window and leading to:

### First Floor Landing

With access to the loft space, built-in airing cupboard housing a hot water cylinder and doors off to the following accommodation:

### Bedroom One

**16'9" x 10'5" max 7'2" min (5.11m x 3.18m max 2.18m min)**

With uPVC double glazed windows to the front and rear elevations, two central heating radiators, two ceiling light points and comprehensive range of fitted bedroom furniture comprising; double and single door wardrobes, bedside cabinets, drawer base units and matching high level cupboards. A door leads into:

### En Suite Shower Room

With suite comprising; enclosed shower tray with opening screen and mixer shower, corner vanity wash hand basin, low level WC, chrome heated towel radiator, fully tiled walls in modern complimentary ceramics, extractor fan and uPVC obscure double glazed rear window.

### Bedroom Two (Front)

**9'5" x 9'3" (2.87m x 2.82m)**

With uPVC double glazed front window, central heating radiator, wall and ceiling light points and range of fitted bedroom furniture comprising; single door wardrobes, bedside cabinet, drawer units and high level top cupboards.

### Bedroom Three (Rear)

**7'2" x 11'3" (2.18m x 3.43m)**

With uPVC double glazed rear window, central heating radiator and range of fitted bedroom furniture comprising; double door wardrobe with dressing table/workspace and side shelving, additional single door cupboard and range of matching high level units.

### Refurbished Shower Room

With modern suite comprising; large shower tray with glass screen and mixer shower, vanity wash hand basin, low level WC, chrome heated towel radiator, electric shaver socket, extractor fan, fully tiled walls in modern complimentary ceramics and two uPVC obscure double glazed front windows.

### Outside

#### To The Front

There is block paving which provides off road parking for up to four vehicles, a side pedestrian gate leads through to the rear garden and there is access to:

### Semi-Detached Brick Built Garage

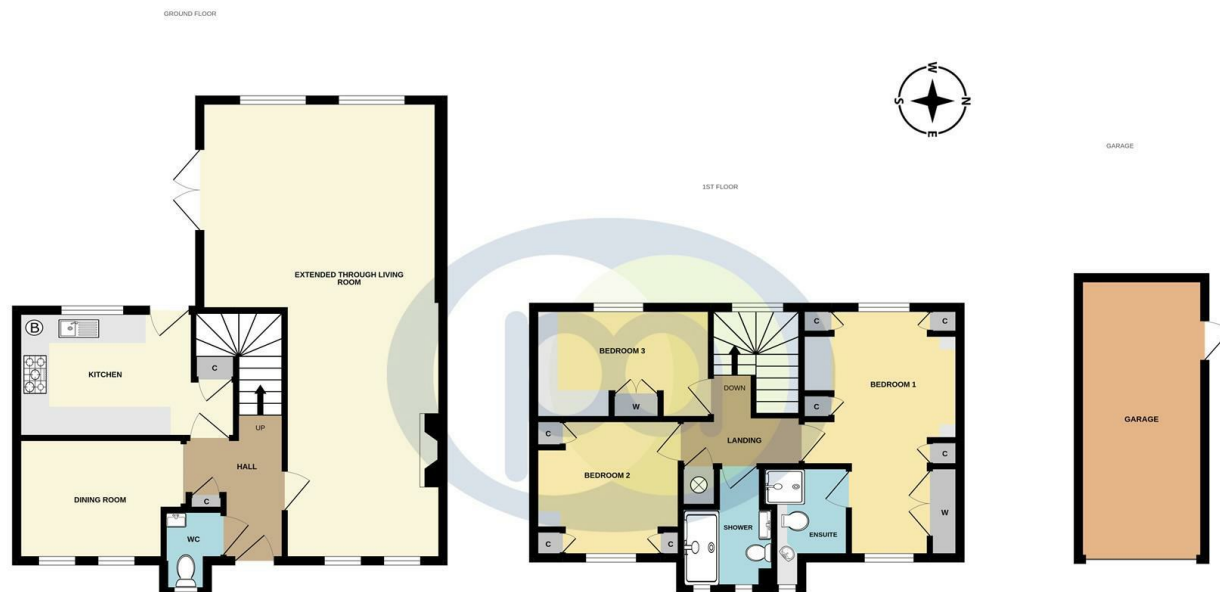
**18' x 8'2" (5.49m x 2.49m)**

With up and over door, power and light installed and personal uPVC part-obscure double glazed door leading out into the rear garden.

#### To The Rear

There is an enclosed rear garden with large block paved patio area with outside tap, outside lighting, substantial garden shed situated on a concrete base and the garden itself is lawn with substantial fencing to all sides.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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