



## Humber Road, Coventry CV3 1NZ Guide Price £299,995

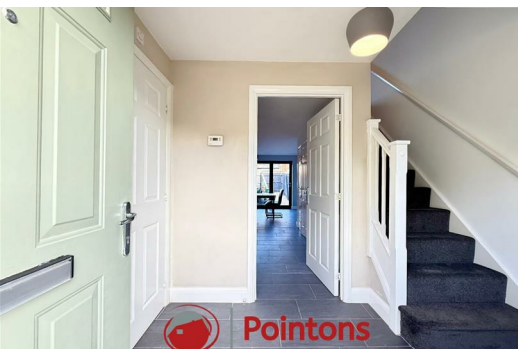
Situated in the sought-after area of Stoke, Coventry, this beautifully presented mid-terrace townhouse offers a perfect blend of contemporary style and everyday comfort. Built in 2012 and spanning approximately 1,195 sq. ft., the property provides spacious, well-designed accommodation ideal for families, professionals, or buyers seeking a modern home in a vibrant community.

Upon entry, you are welcomed into a stylish and spacious kitchen/dining area, complete with bi-fold doors that open directly onto the rear garden, creating an ideal space for both relaxed family living and entertaining. The kitchen is well-appointed with ample storage, integrated appliances, and generous worktop space, making it the heart of the home.

The property offers three well-proportioned bedrooms, with the master benefiting of an en-suite shower room, providing flexible living options to suit a range of needs. A contemporary family bathroom, finished with high-quality fittings, serves the upper floor.

Flooded with natural light, the home boasts a thoughtful layout that maximises space and creates a bright, airy atmosphere throughout.

Additional features include off-road parking for one vehicle, gas central heating, and double glazing throughout. Located within close proximity to local schools, shops, parks, and excellent transport links, this property is ideally positioned for commuting professionals and growing families alike.



**Entrance Hall**

5'10" x 9'1" (1.77m x 2.76m)

Enter via main door to property, stairs to 1st floor, central heating thermostat, window with horizontal blinds to front, radiator to front, door to WC, door too;

**Kitchen/Dining Room**

22'7" x 13'7" (6.89m x 4.15m)

Fitted with matching base level units with solid wood worktop over, one and a half bowl ceramic sink with mixer tap, patterned tiled splashback with fitted shelving above, integrated gas hob and extractor fan, integrated double oven, space for fridge freezer, integrated dishwasher, integrated washing machine, utility cupboard, bifold doors to rear, radiator to side, alarm control panel to rear.

**WC**

5'10" x 4'3" (1.77m x 1.29m)

Fitted with the two piece suite comprising of a couple WC and pedestal hand wash basin with mixer tap, radiator tray, window to front, extractor fan

**Living Room**

12'4" x 13'7" (3.77m x 4.15m)

Juliet style balcony to rear with French doors, radiator to rear, TV and Internet ports

**Master Bedroom**

12'10" x 13'7" (3.90m x 4.15m)

Window with horizontal blinds to rear, radiator to rear, door to

**En-suite**

6'3" x 7'2" (1.90m x 2.19m)

Fitted with a matching three-piece suite comprising of a fully tiled shower cubicle with sliding glass door, main supply shower, close coupled WC, pedestal hand wash basin, extractor fan, towel hooks, radiator to

**Bedroom 2**

9'7" x 13'7" (2.93m x 4.15m)

Wwindow with horizontal blinds to front, radiator to front, double doors to boiler cupboard/wardrobe/above stair storage

**Bedroom 3**

9'5" x 7'2" (2.87m x 2.19m)

window and radiator to front

**Family Bathroom**

6'3" x 7'2" (1.92m x 2.19m)

Family bathroom, fitted with a three-piece suite comprising of a deep panel bath with mixer tap, full tile surround and foldable glass shower screen, wall mounted shower rail and head, close couple WC, pedestal hand wash basin with mixer tap, radiator side, extractor fan

**External**

Externally

Rear: porcelain tile, raised composite decking, patio and gate to rear parking  
Front: patio and raised step to front with stone and mature bushes

**Good to know**

Tenure: Freehold

Floor area: 1194.80 sqft

Energy efficiency rating: C

Council tax band: C

Year built: 2012

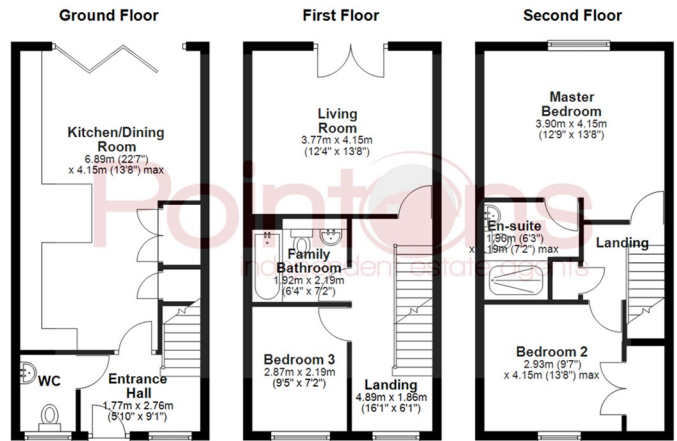
Vendor Position, CHAIN FREE

Loft: Insulated

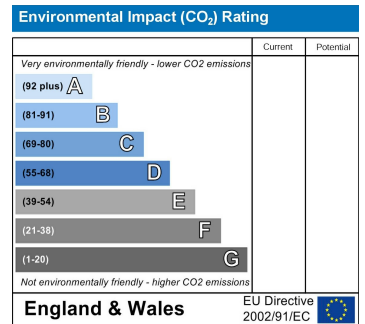
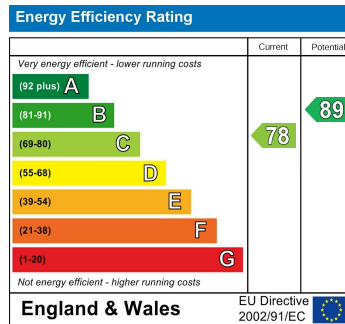
Heating: Gas central heated

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
NUNEATON  
CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street  
COVENTRY  
CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street  
ATHERSTONE  
CV9 1AU

01827 711911

atherstone@pointons-group.com

