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Humber Road, Coventry
CV3 1NZ
Guide Price £270,000
Freehold - Coventry Council Band: C - EPC: C

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 a 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 two 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

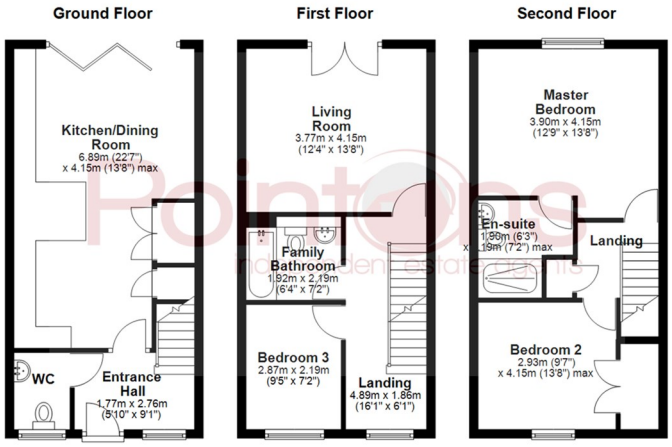
Family Bathroom
6'3" x 7'2" (1.92m x 2.19m)
Family bathroom, fitted with a three-piece suite comprising of a deep panel bath with mixer tap, full tile surround and foldable glass shower screen, wall mounted shower rail and head, close couple WC, pedestal hand wash basin with mixer tap, radiator side, 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

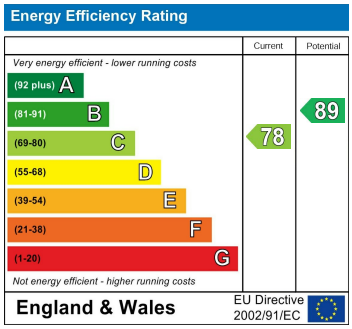
Good to know
Tenure: Freehold
Floor area: 1194.80 sqft

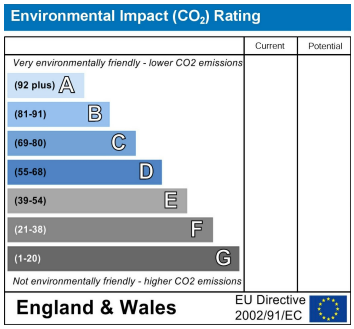
Energy efficiency rating: C
Council tax band: C
Year built: 2012
Vendor Position, CHAIN FREE
Loft: Insulated
Heating: Gas central heated

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.











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