



**Connells**

Sapphire Gate  
Copsewood Coventry



## Property Description

Three bedroom double bayed mid terrace property situated in the desirable location of Copsewood. Being ideally positioned for the local schools, motorway network, University Hospital Coventry and Warwickshire and all amenities. The property comprises of an entrance hallway, two reception rooms, kitchen, conservatory, cloakroom, three bedrooms and a family bathroom. Outside there is EV charging to the front and a detached garage to the rear. Viewing is essential

## Approach

Double glazed door leading to:

## Entrance Hallway

understairs storage, central heating radiator, stairs rising to the first floor and doors to:

## Lounge

Double glazed bay window to the front, central heating radiator, gas fire with surround and arch to

## Dining Area

Single glazed door and window leading to the conservatory, central heating radiator and storage cupboard.

## Kitchen

The kitchen comprises of a range of wall and base mounted units incorporating a double stainless steel sink drainer unit with work surfaces and splashbacks above, gas cooker with hood above, plumbing for washing machine, central heating radiator, double glazed window to the side.

## Cloakroom

Low level wc with washhand basin above,

## Conservatory

Being UPVC and comprising of double glazed windows to the rear and double glazed french doors opening to the rear garden,

## First Floor Landing

access to loft space and doors to:

## Bedroom One

Double glazed bay window to the front aspect and a central heating radiator.

## Bedroom Two

Double glazed window to the rear aspect, range of fitted wardrobes and a central heating radiator.

## Bedroom Three

Double glazed window to the front aspect and a central heating radiator.

## Bathroom

being tiled and comprising a bath with shower over, low level wc, wash hand basin set within a vanity unit, heated towel rail and a double glazed window to the rear aspect.

## Outside

To the front is a driveway providing off road parking and an electric charging point.

To the rear is a patio area beyond being laid to lawn with borders and access to garage.

## Garage

Currently used as a Gym. The garage has an up and over door, power and light.





Total floor area 76.9 m<sup>2</sup> (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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