





Property Description

Tucked away along a quiet residential road within a popular modern development, this beautifully presented three-bedroom semi detached home is approached via a private driveway with access to an integral garage, the home immediately impresses with its attractive frontage and welcoming feel.

The entrance leads into a spacious lounge, a calm and inviting space ideal for unwinding or spending time with family. To the rear of the property, the impressive kitchen/dining room forms the centrepiece of the home, as well as having a downstairs cloakroom for convenience.

Upstairs, three well-proportioned bedrooms offer comfortable and flexible accommodation. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Outside the property benefits from a single garage with automated door and two car driveway, an EV charging point and Solar Panels.

Positioned on a quiet road with minimal passing traffic in a desirable modern development, the property is conveniently located for local schools, amenities, parks and transport links, with easy access to Coventry city centre, University Hospital Coventry & Warwickshire, the A46 and wider motorway network.

Approach

Double glazed front door into:

Porch

Door to:

Lounge

Bright lounge with double glazed window to the front aspect, feature flooring and radiator.

Cloakroom

Featuring a low level WC, pedestal wash hand basin, low level WC with tiled splashback, and radiator.

Kitchen/Dining Room

Double glazed window and French patio doors to rear with a fitted kitchen range of wall and base units, laminate work surface with inset stainless steel one and a half bowl sink drainer with tiling to splashback areas. Integrated electric oven, four ring gas hob with extractor cooker hood over, further integral appliances such as washing machine and dishwasher, feature flooring, and radiator.

First Floor Landing

Stairs from ground floor, loft hatch with pull down ladders, airing cupboard and doors to:

Master Bedroom

Double glazed window to front, built in storage cupboard over bulkhead, and radiator.

En-Suite

A shower enclosure with a mains fed thermostatic shower, pedestal wash hand basin, low level WC, tiling to splashback areas, feature flooring, extractor fan, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Family Bathroom

Featuring a panel enclosed bath, pedestal wash hand basin, low level WC, tiling to splashback areas, feature flooring, extractor fan, radiator.

Outside

Front Of Property

Integral single garage with automatic remote garage door and two car driveway, solar panels and an EV charging point, with side pedestrian access to the garden.

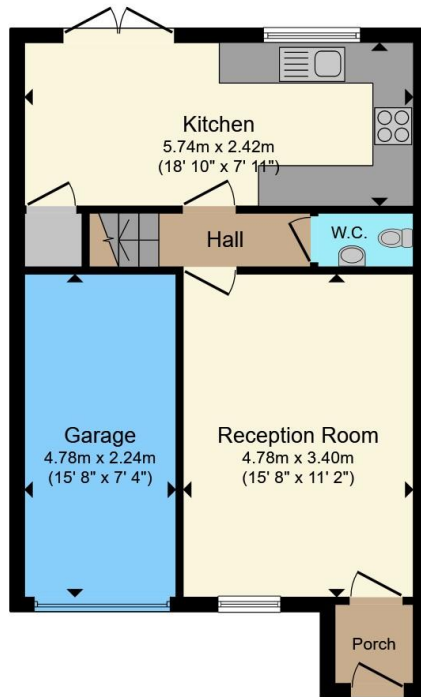
Rear Garden

A landscaped rear garden with half paving slabs and half lawn.

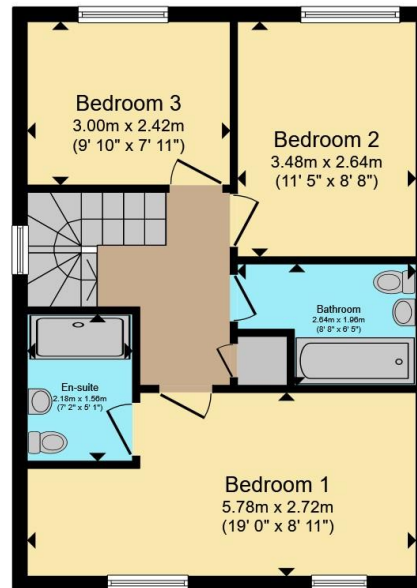
Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 95.6 m² (1,029 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

Connells



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38 New Union Street
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EPC Rating: B Council Tax
Band: C

view this property online connells.co.uk/Property/COV324361

Tenure: Freehold



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