



Connells

Dulverton Avenue
COVENTRY



Property Description

Behind the attractive double bay-fronted facade lies a home that blends traditional character with bright, flowing living space. Decorative archways create a sense of elegance and openness throughout the reception room, while large windows flood the interior with natural light, enhancing the property's soft, neutral decor and welcoming feel.

The heart of the home is the impressive L-shaped living and dining space, offering clearly defined yet connected areas for relaxing and family gatherings. A charming dining area sits within a feature alcove, whilst the spacious lounge enjoys an airy ambience.

Positioned to the rear, the kitchen is both practical and sociable, providing excellent connection to the private garden. Throughout the property, the decor is tastefully presented in a palette of light, contemporary tones, creating a calm and timeless backdrop. On the first floor, the property offers three well-proportioned bedrooms alongside a family bathroom.

Externally, the property continues to impress with a well-maintained, south facing rear garden offering a combination of lawn and patio areas. A detached garage provides excellent storage or workshop potential, while the driveway to the front offers off-road parking.

Conveniently located close to a range of local amenities, reputable schools, walking distance from local friendly pubs, transport links and nearby road networks (A45/A46), this is an opportunity to purchase a lovely family home.

Approach

Side access into a porch with door to:

Entrance Hall

Stairs rising to the first floor with storage space under, radiator and door to:

Lounge/ Diner

L-shaped lounge/diner with an abundance of natural light through double glazed windows to the front elevation, including an attractive walk-in bay window. A feature gas fireplace creating charming focal point to the room, and a radiator.

Kitchen

A range of wall and base mounted units over a part-tiled wall, a stainless steel sink drainer, gas hob with electric oven and extractor hood over, other appliances include a washing machine, double glazed window overlooking the rear aspect and door to garden.

First Floor Landing

Double glazed window to the rear elevation and doors to:

Bedroom One

Double way window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bedroom Three

Double glazed window to the side aspect and a radiator.

Family Bathroom

Featuring a tiled bath with shower over, low-level w/c, pedestal sink, double glazed window to the rear and a radiator.

Outside

Front Of Property

Driveway and garage.

Rear Garden

Courtyard style, south facing garden featuring an array of mature plants and bushes, being half patio, and half lawn with access to the garage.

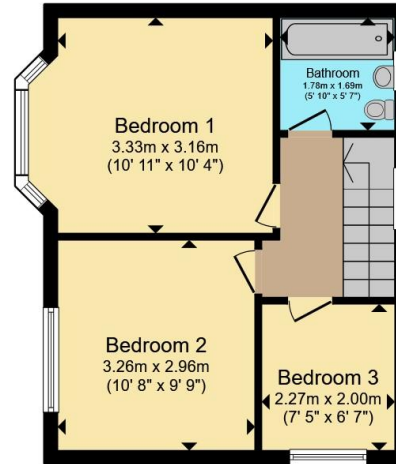
Buyer Aml Fee

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.

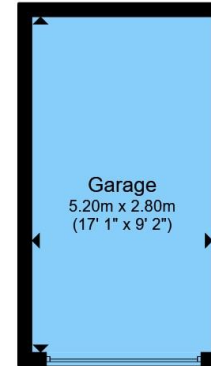




Ground Floor



First Floor



Garage

Total floor area 96.9 m² (1,043 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

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

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Tenure: Freehold



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