



ROBIN JONES  
ESTATE AGENTS



## 31 Wyver Crescent, Copsewood, Coventry . CV2 5LS

Situated just off Church Lane, this imposing double circular bayed halls together end of terraced property. Incorporating well planned family accommodation with gas central heating and uPVC double glazing and has been well maintained warranting an internal inspection to be fully appreciated. Incorporating entrance hall with Minton tiled floor, bay windowed lounge with double doors through to the dining/sitting room, extended split level breakfast kitchen, first floor landing, three bedrooms (two with built in wardrobes) and refurbished fully tiled bathroom with shower. There is rear access to a concrete sectional garage and well laid out gardens to the front and rear. Being well served by local shops, schools and bus services as well as being within easy access of the city centre.



£249,950 Freehold



## PROPERTY DESCRIPTION

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## FEATURES

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- Imposing double circular bayed halls together end of terraced property
- Well planned family accommodation
- Gas central heating and double glazing
- Bay windowed lounge & dining room both with gas fires
- Split level breakfast kitchen
- Three bedrooms, two with built in wardrobes
- Fully tiled bathroom with shower
- Rear access to concrete sectional garage
- Well laid out gardens
- Viewing highly recommended



## ROOM DESCRIPTIONS

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### Entrance Hall

1.66m x 4.17m (5' 5" x 13' 8")  
With feature Minton tiled floor.

### Lounge

3.75m x 3.51m (12' 4" x 11' 6")  
With coal effect living flame gas fire set on a marble hearth with mantle over, double doors lead to:

### Dining/Sitting Room

3.19m x 3.69m (10' 6" x 12' 1")  
With coal effect living flame gas fire set onto a marble hearth with matching surround finished in white with mantle over, uPVC double glazed door leading out to the rear garden.

### Extended Split Level Breakfast Kitchen

2.16m x 6.38m (7' 1" x 20' 11")  
With a range of white base and wall cupboards, dual aspect uPVC double glazed windows overlooking the rear garden, wall mounted Alpha Eco gas fired central heating boiler and uPVC double glazed door leading out to the rear garden,

### First Floor Landing

2.10m x 2.50m (6' 11" x 8' 2")  
With access to loft space.

### Bedroom One

3.10m x 3.82m (10' 2" x 12' 6")  
With built in full length fitted wardrobes.

### Bedroom Two

3.54m x 3.26m (11' 7" x 10' 8")  
With built in fitted wardrobes.

### Bedroom Three

2.11m x 2.12m (6' 11" x 6' 11")

### Fully Tiled Bathroom

1.87m x 1.63m (6' 2" x 5' 4")  
With traditional white three piece suite with rainfall shower unit and clear screen.

### Outside

There is rear access to a detached concrete sectional garage with up and over door and side personal door, walled foregarden, side shared access with No. 33 and gate through to the well laid out private fully fenced rear garden with paved terrace and lawn enjoying a pleasant aspect to the rear.

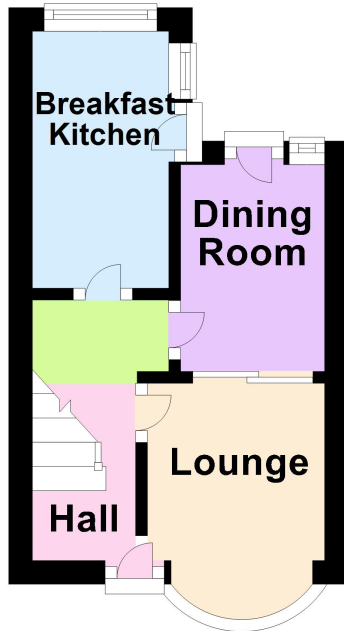
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# FLOORPLAN

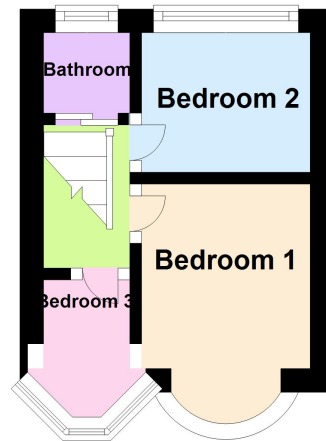
## Ground Floor

Approx. 9.8 sq. metres (105.4 sq. feet)



## First Floor

Approx. 6.6 sq. metres (71.5 sq. feet)



Total area: approx. 16.4 sq. metres (176.9 sq. feet)