



## 13 Browning Road, Poets Corner, Coventry, West Midlands. CV2 5HR

Situated just off Longfellow Road, this vastly improved and fully modernised traditional style double bayed extended terraced house which has been subject to considerable improvement over the past 12 months must be viewed to be fully appreciated. There is a new gas fired central heating system together with contemporary uPVC double glazed windows finished in grey. The property has been redecorated throughout and is ready to move into. Incorporating entrance hall, bay windowed through lounge/dining room with double doors through to the extended breakfast kitchen with brand new units and four bifold doors leading out to the rear garden. There is a utility room and ground floor cloakroom, three bedrooms (one with fitted wardrobes) and a refurbished shower room. There is rear vehicular access and gardens to the front and rear. Being well served within walking distance of the Forum Shopping Parade, local schools and bus services as well as being within easy access of the city centre.



£275,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Vastly improved and extended double bayed terraced property
- Recently refurbished in the past 12 months
- Brand new gas fired central heating system and uPVC double glazing
- Redecorated and recarpeted throughout
- Through lounge and extended full width breakfast kitchen with four bifold doors to the rear garden
- Utility room and ground floor cloakroom
- Three bedrooms one with built in wardrobes
- Refurbished shower room
- Rear vehicular access and front and rear gardens
- Viewing highly recommended with no upward chain



## ROOM DESCRIPTIONS

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### Entrance Hall

1.56m x 4.35m (5' 1" x 14' 3")

Via composite entrance door with matching side screens.

### Bay Windowed Through Lounge/Dining Room

3.44m x 6.95m (11' 3" x 22' 10")

With fire set into chimney breast with hearth and surround, display unit into the alcove with lighting, double doors through to:

### Breakfast Kitchen Extension

4.85m x 5.66m (15' 11" x 18' 7")

With brand new built in fitted units finished in grey with quartz worktop surfaces incorporating five ring gas hob with extractor cooker hood above, electric oven with microwave above, tiled floor with under floor heating and feature bifold double glazed doors leading out to the rear garden.

### Utility Room

1.83m x 2.18m (6' 0" x 7' 2")

With space for washing machine and tumble dryer incorporating ground floor WC.

### First Floor Landing

1.88m x 2.27m (6' 2" x 7' 5")

### Bedroom One

2.86m x 3.80m (9' 5" x 12' 6")

### Bedroom Two

3.26m x 3.11m (10' 8" x 10' 2")

### Bedroom Three

2.35m x 2.13m (7' 9" x 7' 0")

With a range of built in wardrobes.

### Refurbished Shower Room

With walk in shower with chrome shower unit with clear opening screen, wash hand basin set into a vanity unit and low level WC.

### Outside

There is rear vehicular access, an open plan foregarden and rear garden.

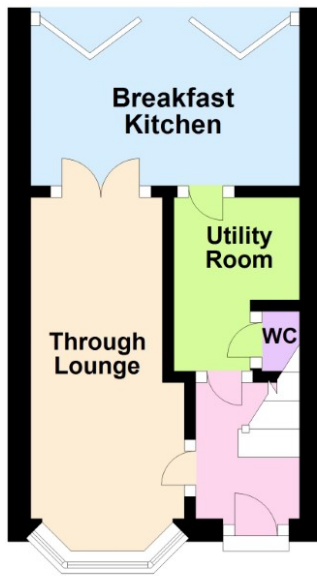
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# FLOORPLAN

## Ground Floor

Approx. 10.2 sq. metres (109.4 sq. feet)



## First Floor

Approx. 3.4 sq. metres (36.5 sq. feet)



Total area: approx. 13.6 sq. metres (146.0 sq. feet)