



23 The Drive, Wyken, Coventry, West Midlands. CV2 5FT

Situated just off Hipswell Highway overlooking Richard Lee primary and junior school grounds, this deceptively spacious three bedroomed semi detached house is to be sold with no chain. There is gas central heating and sealed unit double glazing and the property represents ideal family accommodation. Incorporating porch entrance, entrance hall, attractive lounge, open plan dining kitchen with hob and oven, double glazed conservatory, side utility/lobby with indoor store/workshop. To the first floor there are three good sized bedrooms (all with built in wardrobe cupboards) and a fully tiled wet room with walk in shower. The property is well served by local shops, schools and bus services as well as being within easy access of the city centre.



£225,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Deceptively spacious semi detached house
- Well planned family accommodation
- Gas central heating and double glazing
- Attractive lounge and open plan kitchen/dining room
- uPVC double glazed conservatory
- Three well proportioned bedrooms with built in wardrobe cupboards
- Fully tiled wet room
- Lawned foregarden and fully fenced enclosed rear garden
- Viewing highly recommended with no chain



ROOM DESCRIPTIONS

Enclosed Porch Entrance

uPVC double glazed front entrance door with matching side screens lead to the porch, aluminium patterned double glazed entrance door leads to:

Entrance Hall

2.03m x 3.38m (6' 8" x 11' 1")

Attractive Lounge

4.26m x 3.38m (14' 0" x 11' 1")

Open Plan Kitchen/Dining Room

6.39m x 3.37m (21' 0" x 11' 1")

Kitchen having a range of mid oak base and wall cupboards incorporating stainless steel four ring gas hob with extractor hood above and electric oven beneath, two double base cupboards with worktop over separating the dining area, aluminium sealed unit sliding double glazed patio doors through to the conservatory, uPVC double glazed double doors leading out to the rear garden and uPVC patterned double glazed door leading to the side lobby/utility room.

Side Lobby/Utility Room

1.70m x 3.82m (5' 7" x 12' 6")

With uPVC patterned double glazed doors leading out to the front and rear gardens, space for washing machine and tumble dryer and door to indoor store/workshop.

Conservatory

3.03m x 2.80m (9' 11" x 9' 2")

Store

2.11m x 2.41m (6' 11" x 7' 11")

First Floor Landing

2.18m x 2.76m (7' 2" x 9' 1")

With side double glazed window and access to loft space.

Bedroom One

3.43m x 3.18m (11' 3" x 10' 5")

With built in wardrobe cupboard.

Bedroom Two

4.15m x 3.63m (13' 7" x 11' 11")

With built in wardrobe cupboard.

Bedroom Three

2.89m x 2.27m (9' 6" x 7' 5")

With built in wardrobe cupboard over the stairs recess.

Fully Tiled Wet Room

2.09m x 1.68m (6' 10" x 5' 6")

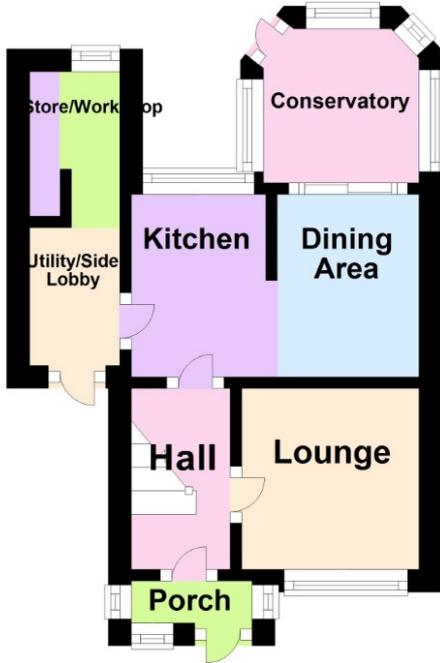
With walk-in full length shower tray with shower unit with clear opening screen, wash hand basin and low level WC.

Outside

There is an open plan foregarden, easily maintained fully fenced rear garden with decked and paved patio, aluminium greenhouse and timber garden shed.

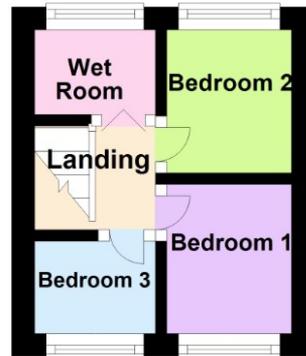
Ground Floor

Approx. 12.9 sq. metres (138.6 sq. feet)



First Floor

Approx. 6.0 sq. metres (64.5 sq. feet)



Total area: approx. 18.9 sq. metres (203.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk