



Ten Shilling Drive, Coventry

Offers Over £500,000

- Modern Four Bedroom Detached House
- Lounge With Feature Fireplace
- Refitted Breakfast Kitchen With Family Area
- Bathroom & En suite Shower Room
- Single Garage & Driveway Parking
- Reception Hall & W.C
- Energy Rating C - 75
- Four Bedrooms
- Corner Plot With Attractive Rear Garden
- Coventry City Council Tax Band F

Ten Shilling Drive, Coventry CV4 8GZ

A well-presented and spacious modern contemporary four bedroom detached house positioned on an attractive corner plot offering excellent family accommodation with impressive lounge, quality fitted breakfast kitchen with family area, guest cloakroom, feature landing, four bedrooms, three with fitted wardrobes, detached single garage and driveway parking. Delightful landscaped garden, full gas fired central heating and double glazing. Situated in a popular residential position, conveniently placed for access to the University, Westwood Business Park, Coventry City centre, Kenilworth and further surrounding towns with excellent road communication network. Internal viewing is highly recommended.



Council Tax Band: F



Entrance

Block paved pathway to a composite double glazed front door into the

Reception Hall

With polished porcelain flooring, radiator, burglar alarm control pad, coving, staircase rising to first floor with spindled banister rails, useful under stairs storage cupboards housing the electric isolation unit.

Cloakroom W.C

With polished porcelain flooring, white suite with low level w.c., pedestal wash hand basin with tiling to half height to walls, opaque double glazed window to rear, radiator, alarm control box.

Lounge

22'6" x 11'4"

With double glazed window to front and windows with French doors at the rear leading onto the patio, two radiators, wall mounted feature electric fire with composite surround, t.v. aerial point, coving, two central ceiling roses and two wall light points, open plan to the hall.

Kitchen/Dining Room

22'6" x 12'9"

Comprehensively refitted with a range of matching grey high gloss fronted base and wall units with 30mm quartz work surfaces with matching up-stands, double bowl stainless steel sink with chrome mixer tap, integrated appliances to include a single fan assisted oven with grill and four ring induction hob with illuminated stainless steel and glazed extractor hood above, integrated microwave, wine chiller, dishwasher and washing machine, brick bond style ceramic tiles to splash back, LED down lighters, polished porcelain flooring, double glazed window to rear and door to side, space for breakfast table, radiator, opening to the dining area with double glazed window to front, radiator, door to hall, polished porcelain flooring throughout.

First Floor Landing

With spindled banister rails, coving, access to insulated roof space and radiator, built-in airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating vented through the loft.

Principal Bedroom

11'3" x 11'9"

With double glazed window to front, coving, ceiling light, radiator, two sets of built in double wardrobes to one wall with hanging and shelf, door to

En-suite

With a white suite with walk in shower enclosure with mains fed shower, low level w.c, pedestal wash hand basin, radiator, ceramic tiles to walls and floor, extractor fan, opaque double glazed window to front, mirrored vanity cabinet.

Double Bedroom Two

13'2" x 10'5"

With double glazed window to front, picture rail, radiator, coving, double door built-in wardrobe cupboard, hanging rail and shelf, door to

Bedroom Three

8'11" x 11'7"

With double glazed window to rear, radiator, double door built-in wardrobe cupboard with hanging rail and shelf, coving, picture rail.

Bedroom Four

8'11" x 8'9"

With double glazed window to rear, radiator, coving, ceiling light.

Family Bathroom

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over with fitted shower screen, ceramic tiling to floor and walls, radiator, opaque double glazed window to rear, ceiling downlighters, extractor fan, mirrored vanity cabinet.

Outside

The property to front has a generous corner plot with lawned fore garden and paved pathway leading to front door. To the rear of the property is a delightful rear garden, landscaped with patio and circular feature, external lighting, lawn with surrounding shrubbery beds and border. The rear garden is fully enclosed by fence and walls. To the side of the property is pathway leading to side entry gate, and pedestrian door to the garage where there is a block paved driveway with parking for two/three cars.

Single Detached Garage

With up and over doors to front, side personal door, power and light connected, useful eaves storage space.

Tenure

The property is freehold.

Services

All Mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2

Broadband

Basic
27 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability

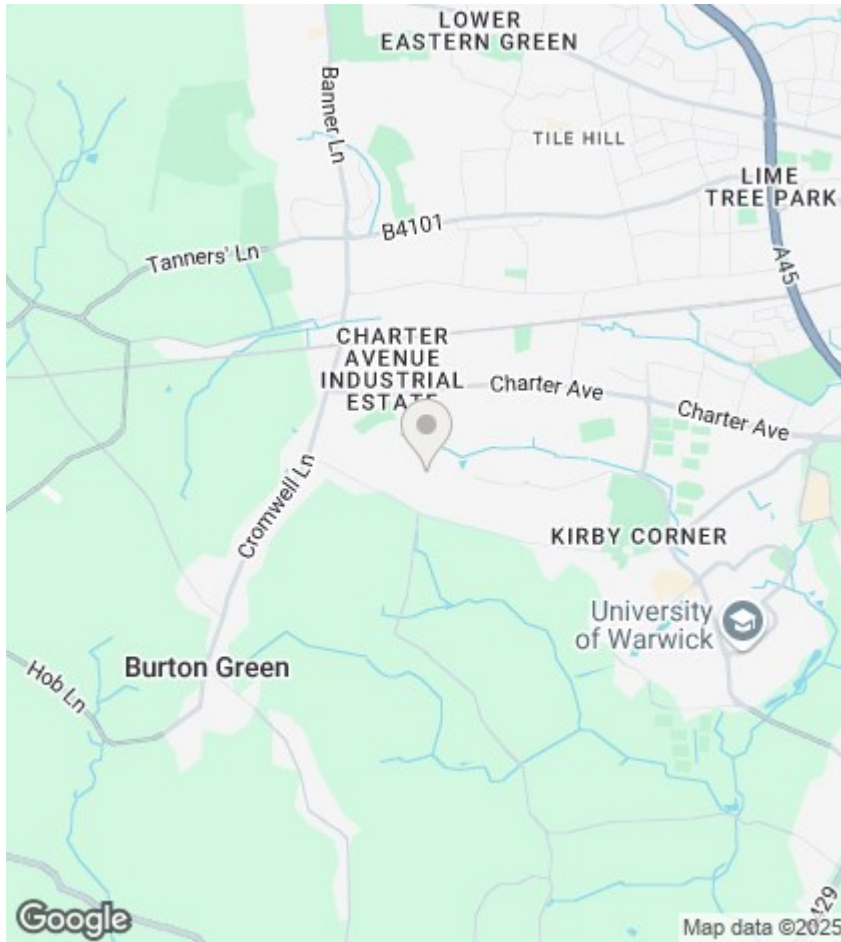
BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 115.6 sq. metres