





Davies Road, Exhall, Coventry, CV7 9GJ

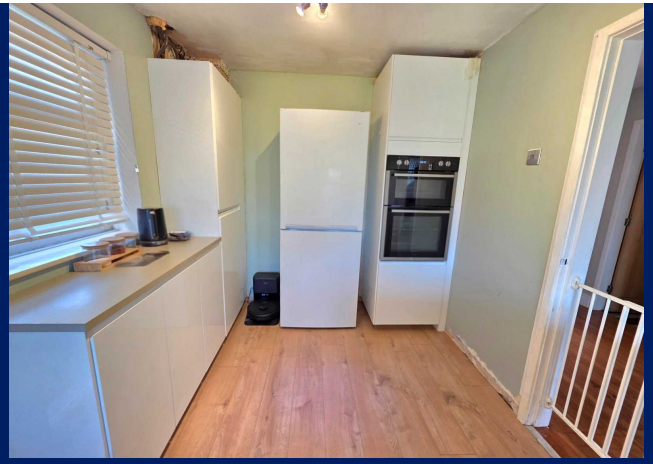
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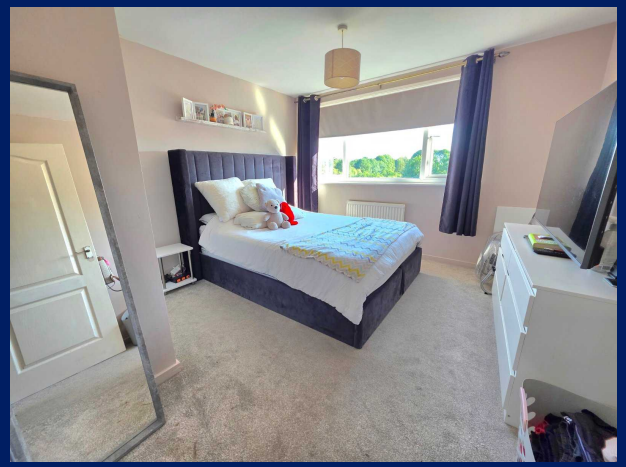
Asking Price: £330,000
Freehold

The Property Ombudsman

Reeds Rains







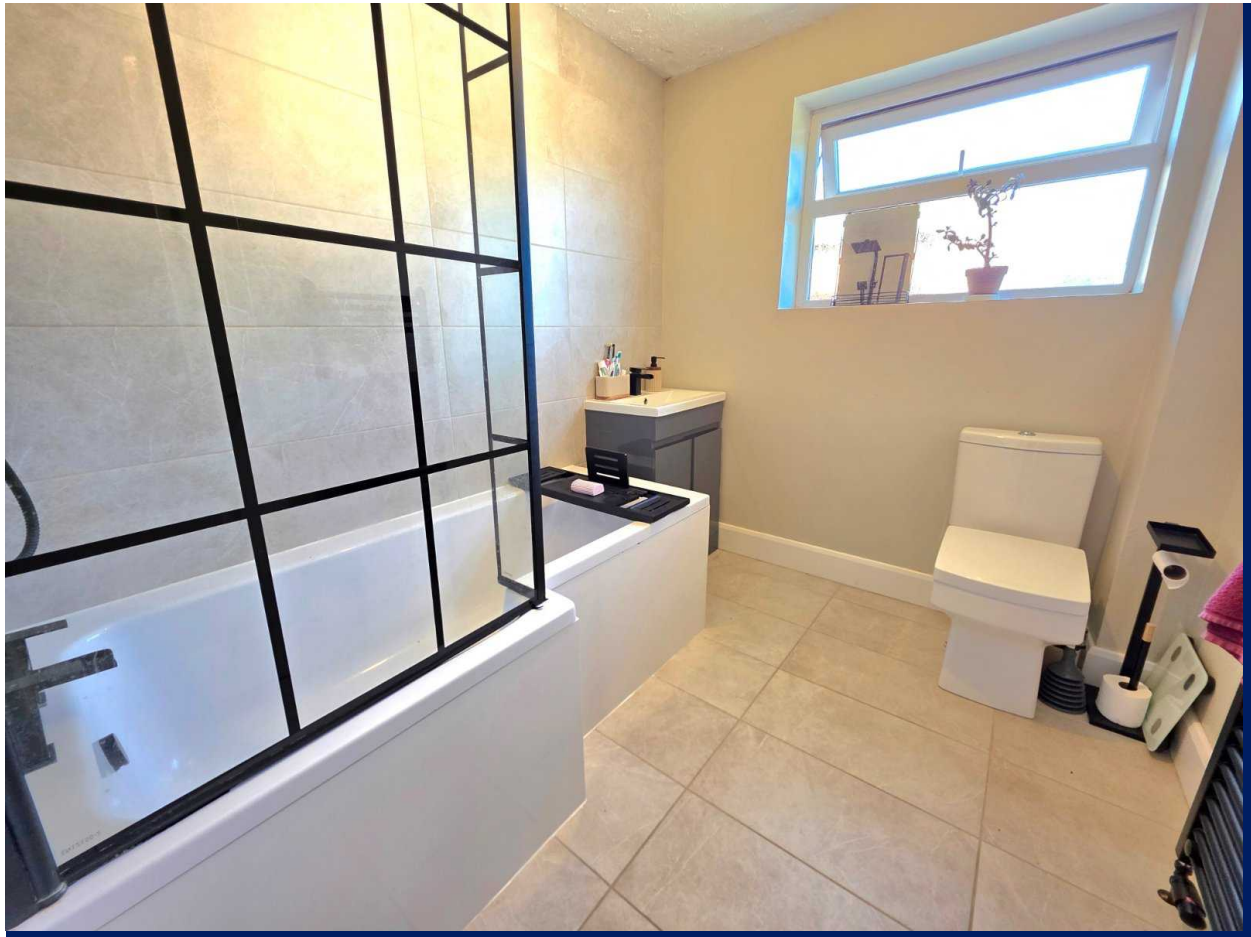
Occupying a generous plot in a well established residential location, this substantial four bedroom detached family home offers versatile accommodation extending over two floors, together with extensive off road parking, an integral garage and a private rear garden.

The ground floor is centred around a spacious dual purpose lounge and dining area, flooded with natural light via large glazed doors overlooking the garden. The recently re-fitted kitchen/breakfast room provides a contemporary and practical space for everyday family life, complemented by a sitting/dining room which offers flexibility as a fifth bedroom, home office or playroom. A useful ground floor WC completes the accommodation.

To the first floor, the property offers four well-proportioned bedrooms served by a recently re fitted family bathroom finished to a modern standard. The layout is ideally suited to growing families, providing a balance of bedroom space and practicality.

Externally, the property benefits from a substantial block-paved driveway providing parking for multiple vehicles, alongside an integral garage offering excellent storage or further potential subject to the necessary consents. To the rear is a private garden with patio and lawned areas, creating an ideal space for outdoor dining and family enjoyment.

EPC Rating: D, Council Tax Band: D



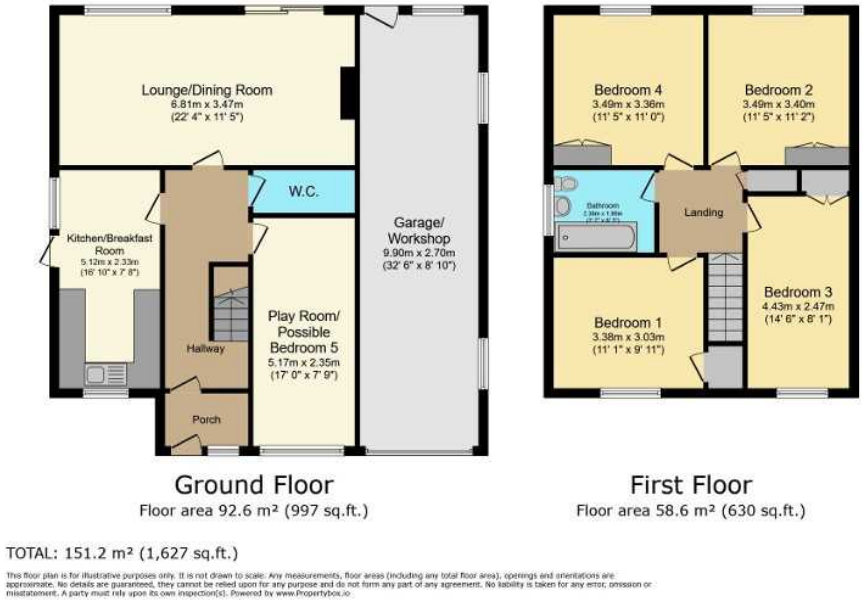




- Four-bedroom detached family home situated on a generous plot in a well-established residential location.
- Spacious and versatile accommodation, including a large lounge/dining area and a flexible reception room that could serve as a fifth bedroom, home office or playroom.
- Recently re-fitted kitchen/breakfast room and contemporary recently re-fitted family bathroom.
- Private rear garden with patio and lawn, ideal for families and outdoor entertaining.
- Extensive block-paved driveway providing ample off-road parking, plus an integral garage and ground floor WC.

ADDITIONAL INFORMATION

EPC Rating: D | Council Tax Band: D



Porch
Hallway
WC
Lounge/Dining Room 22'4" x 11'5" (6.8m x 3.48m)
Kitchen/Breakfast room 16'10" x 7'8" (5.13m x 2.34m)
Playroom/Possible bedroom 5 17' x 7'9" (5.18m x 2.36m)
Landing
Bedroom 1 11'1" x 9'11" (3.38m x 3.02m)
Bedroom 2 11'5" x 11'2" (3.48m x 3.4m)
Bedroom 3 14'6" x 8'1" (4.42m x 2.46m)
Bedroom 4 11'5" x 11' (3.48m x 3.35m)
Family Bathroom
DrivewayGarage/Workshop 32'6" x 8'10" (9.9m x 2.7m)
Rear Garden

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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