

Connells

Lentons Lane
Aldermans Green Coventry

Lentons Lane
Aldermans Green Coventry CV2 1NZ

for sale
£310,000







Property Description

A three-bedroom family home situated in the popular residential area of Aldermans Green, offering spacious and versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable living room, and a fitted kitchen complete with a range of integrated appliances, providing both practicality and convenience for everyday use. The rear reception room offers additional living space and enjoys pleasant views over the garden, making it an ideal dining area, family room, or relaxing retreat.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom fitted with a modern suite.

Externally, the property benefits from a private rear garden, providing a great space for outdoor entertaining and family activities. Conveniently located close to local amenities, schools, transport links, and Coventry city centre, this home is perfectly suited to first-time buyers, growing families, and investors alike.

Overall, this is an excellent opportunity to acquire a well-maintained family home in a sought-after location.

Approach

Porch door leads through to front door in turn leads through to:

Reception Hallway

Staircase rising to the first floor, window to the side.

Living Room

Bay window to the front and feature fireplace.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric double oven and grill with four ring gas hob and cooker hood above, space and plumbing for automatic washing machine, space for American style fridge freezer, space for dining table, window to the side and square arch leading to conservatory.

Rear Reception Room

Having patio doors and window to the rear overlooking and leading to garden.

First Floor Landing

Staircase rising to the first floor and window to the side.

Bedroom One

Window to the rear overlooking garden.

Bedroom Two

Fitted wardrobes to one wall providing hanging and shelving space, bay window to the front,

Bedroom Three

Window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over and shower screen and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking and providing direct access to garage.

Rear Garden

Private rear garden laid mainly to lawn with patio area, mature trees shrubs and borders.

Garage

Up and over door, light and power.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 130.0 m² (1,399 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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38 New Union Street
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EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/COV324418

Tenure: Freehold

The Property Ombudsman

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