



## 19 Lonsdale Drive, Coventry, CV3 6NN

### Offers over £425,000

This well-presented four-bedroom detached property on Lonsdale Drive, Coventry offers an ideal blend of space, comfort, and family living. The property boasts a bright and welcoming interior, featuring a living room perfect for relaxing or entertaining, alongside a well proportioned kitchen. There are four bedrooms and a family bathroom. Outside there is a rear garden—ideal for outdoor dining or family time—as well as off-road parking. Situated in a popular area with convenient access to local amenities, schools, and transport links, this property represents a fantastic opportunity for those seeking a stylish and practical family home in Coventry.

## Approach

Block paved driveway to front with ample off road parking and small rockery.

## Hallway

Double glazed door and windows to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and two ceiling light points.

## Reception Room One

9'10 x 8'00 (3.00m x 2.44m)

Double glazed bay window to front, storage cupboard, radiator and ceiling light point.

## Reception Room Two

11'00 x 26'07 max (3.35m x 8.10m max)

Double glazed bay window to front, double glazed French doors to rear garden, feature fire place, two radiators, two wall light points and two ceiling light points.

## Downstairs W/C

Double glazed window to side, low level w/c, hand wash basin, radiator and ceiling light point.

## Kitchen

14'11 x 18'08 (4.55m x 5.69m)

Double glazed French doors to rear garden, two double glazed windows to rear, double glazed door to side, wall base and drawer units, 1 1.2 stainless steel sink with drainer and mixer tap, integrated gas hob with extractor over, integrated undercounted oven, integrated washing machine and dishwasher, two sky lights, radiator and spot lights to ceiling.

## Landing

Double glazed window to front and side, loft access, storage cupboard and two ceiling light points.

## Bedroom One

9'03 to robes x 15'06 (2.82m to robes x 4.72m)

Double glazed window to front and rear, built in wardrobes, radiator and two ceiling light points.

## Bedroom Two

9'10 x 9'04 (3.00m x 2.84m)

Double glazed window to rear, radiator and ceiling light point.

## Bedroom Three

8'00 x 9'10 (2.44m x 3.00m )

Double glazed window to front, radiator and ceiling light point.

## Bathroom

Double glazed obscured window to rear, panel bath with shower over, vanity unit with low level w/c and hand wash basin with storage, heated towel rail and spot lights to ceiling.

## Rear Garden

Paved patio area, mainly laid to lawn, mature shrubs and trees to boarder, double gated side access and enclosed to neighbouring boundaries.

## Garage

8'0 x 19'02 (2.44m x 5.84m)

Roller shutter door to front and two ceiling light points.

## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

EPC Rating - D



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 58      | 69        |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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