

ENTRANCE LOBBY

CLOAKROOM WC

LOUNGE DINING ROOM
26' 4" x 11' 2" (8.03m x 3.4m)

CONSERVATORY
12' 11" x 9' 5" (3.94m x 2.87m)

STUDY / OPTIONAL BEDROOM
16' 9" x 7' (5.11m x 2.13m)

BREAKFAST KITCHEN
15' 6" x 11' 10" (4.72m x 3.61m)

LANDING

BEDROOM
15' 1" x 9' 1" (4.6m x 2.77m)

BEDROOM
11' 3" x 9' max
(3.43m x 2.74m max)

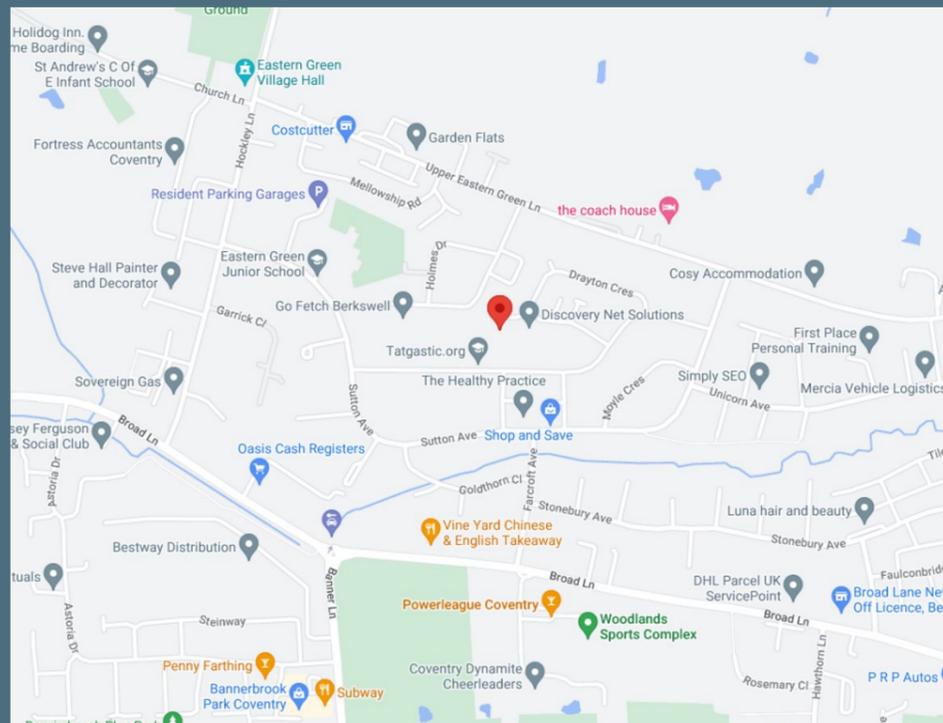
BEDROOM
9' 9" x 8' 3" (2.97m x 2.51m)

BATHROOM

DRIVEWAY

LANDSCAPED REAR GARDEN

GARAGE
16' 4" x 16' (4.98m x 4.88m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	83 B

IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



25A Drayton Crescent

Eastern Green, Coventry, CV5 7EL

£345,000

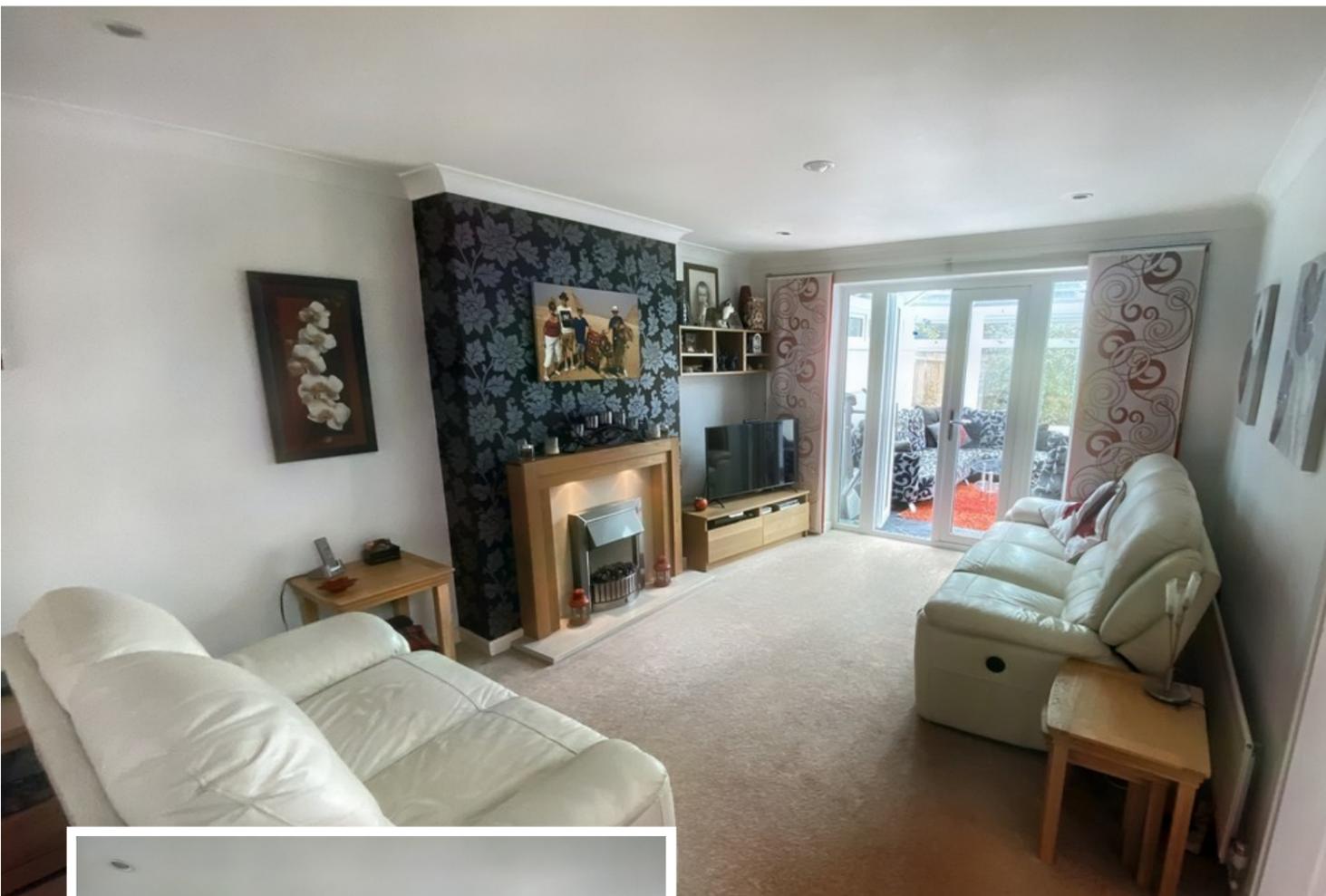


Contact us at

455b - 457 Holyhead Road Coundon Coventry CV5 8HU
tel. 024 7659 1234 email. info@yeomanandowen.co.uk

www.yeomanandowen.co.uk





£345,000

**25A Drayton Crescent
Eastern Green, Coventry, CV5 7EL**

- Spacious End Terrace Family Home
- Entrance Lobby & Cloakroom WC
- Lounge Dining Room
- Study / Optional BEDROOM
- Conservatory
- THREE GOOD SIZE BEDROOMS
- Family Bathroom WC
- Driveway & Garage
- Council Tax Band C
- Energy Efficiency Rating C.
- Freehold

Viewing is strictly by appointment



Property Description

A spacious extended and much improved end terrace family home in a cul de sac position. Located close to local schools, shops and transport links. The property is well presented throughout and benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: entrance lobby, cloakroom WC, lounge dining room, conservatory, study/optional FOURTH BEDROOM and a spacious breakfast kitchen. On the first floor a landing, THREE GOOD SIZE BEDROOMS with fitted wardrobes and a family bathroom WC. Outside there is off road parking and a landscaped rear garden, patio and sun terrace. Brick built garage.

MUST BE VIEWED INTERNALLY.

