



BOOTHROYD  
& Company



## Barnack Avenue, Coventry

£575,000

- Extended Five Bedroom Detached House
- Large Through Living Room
- Extended Family Kitchen With Seating & Dining Area
- Four First Floor Double Bedrooms & Shower Room
- Finham School Catchment
- Porch/Hall & Cloakroom
- Energy Rating D- 64
- Additional Annex Option With Second Kitchen, Lounge, Shower & Ground Floor Bedroom
- Large Rear Garden & Driveway Forecourt To Front
- Coventry City Council - Tax Band E

# Barnack Avenue, Coventry CV3 6LA

A flexible and significantly extended five bedroom detached house in this desirable residential area of Finham. The spacious accommodation with the benefit of being able to accommodate multi-generational living with a ground floor annex option with second kitchen, living room, shower room and independent ground floor double bedroom. The further accommodation comprises, enclosed porch, reception hall, cloakroom, large through living room, extended family dining kitchen with seating area. To the first floor there are four bedrooms and a shower room, outside a good size rear garden and large parking forecourt to the front. The property benefits from gas fired central heating & double glazing with viewing advised to appreciate the space on offer.



Council Tax Band: E



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## Approach

Over a block paved driveway to a fully enclosed upvc double glazed porch with double glazed window to side, ceramic tiles to floor, radiator, electric isolation unit, double glazed door into the

## Reception Hall

With radiator, ceiling light, smoke alarm, stairs to the first floor, door to the

## Cloakroom

With a low level w.c, vanity wash hand basin with cupboard below, ceramic tiled flooring and walls.

## Lounge

24'0" x 11'8"

With double glazed window to front, radiator, two ceiling lights, two wall lights, feature living flame effect coal gas fire, multi pained doors to the

## Extended Family Area

12'0" x 11'8"

With LED downlighters, double glazed window and door to the rear, t.v point, coving, ceiling light and fan, opening to the

## Kitchen

12'0" x 11'8"

Comprehensively fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl sink with chrome mixer tap, integrated appliances to include a double fan assisted oven and grill with five ring gas hob with illuminated extractor hood over, integrated Bosch dishwasher and fridge freezer, island breakfast bar with three stools, opening to the

## Dining Area

9'3" x 11'8"

With space for large table, ceramic tiling to floor, coving, LED down lighters, radiator, door to hall and door to

## Utility/Second Kitchen

12'1" x 7'4"

Fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, slot in cooker, space for tumble dryer, space and plumbing for washing

machine, space for large American style fridge freezer, ceramic tiling, wall mounted Main combination boiler servicing the hot water and central heating, double glazed window and door to rear, opening to the

## Sitting Room

12'1" x 7'4"

With Velux roof window, radiator, ceiling light, door to

## Shower Room

With a three piece white suite with low level w.c, vanity wash hand basin, large shower enclosure with electric shower, ceramic tiling to floor and walls, heated chrome towel rail, useful storage cupboard, door to

## Ground Floor Double Bedroom

16'0" x 15'1"

With double glazed window to front, radiator, built-in wardrobe to one complete wall with hanging and shelving with concealed TV cupboard.

## First Floor Landing

With ceiling light, access to spacious storage cupboard with fitted light, access to insulated and full boarded loft space with retractable ladder and light, door to

## Double Bedroom One

12'4" x 11'8"

With double glazed window to front, radiator, ceiling light, built in wardrobes to one complete wall with matching bedside cabinets.

## Double Bedroom Two

11'7" x 9'7"

With double glazed window to rear, radiator, wood laminate flooring, ceiling light, range of matching wardrobes and chest of drawers with bedside cabinets and overhead cupboards.

## Double Bedroom Three

9'1" x 12'8"

With double glazed window to front, radiator, ceiling light, range of built in wardrobes to one wall with matching bedside cabinets and desk with drawers.

## Double Bedroom Four

8'4" x 8'6"

With double glazed window to rear, radiator, ceiling light, built in double wardrobe with matching over bed cupboards.

## Family Shower Room

With a three piece white suite with low level w.c, large walk in shower enclosure with mains jet spray shower, vanity basin with cupboard below, ceramic tiling to floor and walls, double glazed window to rear, heated chrome towel rail.

## Rear Garden

Fully enclosed by perimeter fencing and predominantly laid to lawn with full width patio, retaining walls and steps up to the main lawn, pathway and large timber garden shed, outside courtesy lighting and power point with cold water tap, to the side there's secure gated access.

## Front

To the front of the property is a block paved driveway with parking for several cars.

## Tenure

The property is freehold.

## Services

All mains services are connected.

## Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
17 Mbps  
Superfast  
70 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

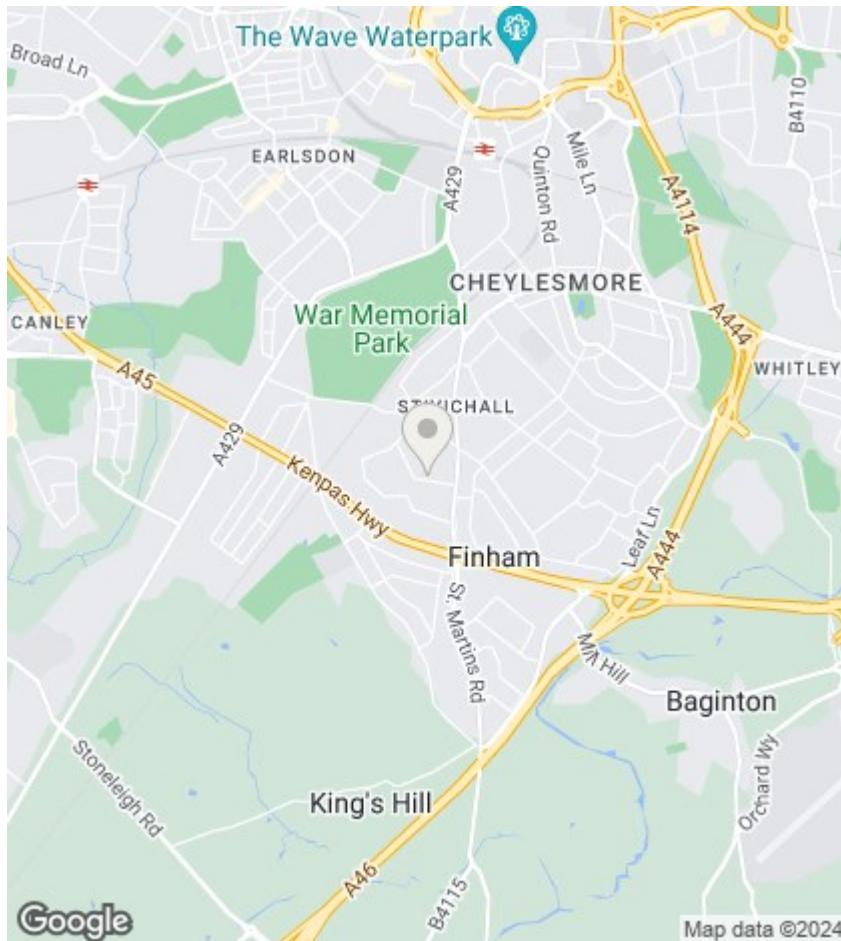
BT  
Sky  
Virgin

## Fixtures And 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>64</b>	<b>75</b>
		EU Directive 2002/91/EC	

### Ground Floor

Approx. 121.9 sq. metres



### First Floor

Approx. 64.2 sq. metres



Total area: approx. 186.1 sq. metres