

JULIE PHILPOT

RESIDENTIAL



49 Daleway Road | Finham | Coventry | CV3 6JF

£345,000

Early viewing recommended to appreciate this beautifully presented double bay family home, ideally situated in this much sought and highly regarded south of the City location within easy walking distance of Finham Park primary and secondary schools. Briefly comprising; spacious entrance hall, elegant through lounge/dining room with feature fireplace and extended refitted kitchen with integrated appliances. On the first floor are three bedrooms, two double and a single together with a family bathroom. Outside the property has a block paved driveway providing ample off road parking and to the rear there is generous sunny aspect garden and rear vehicular access also leads to a detached concrete sectional garage.

- Three Bedrooms
- Lounge/Dining Room
- Stunning Refitted Kitchen
- Sunny Aspect Garden
- Block Paved Driveway
- Rear Detached Garage
- New Cavity Wall Insulation



Property Description

Double glazed front entrance door leads to:

RECEPTION HALL

With covered central heating radiator, staircase leading to the first floor with under stairs storage cupboard beneath, quality LVT wood effect flooring and replacement doors leading to the following accommodation:

THROUGH LOUNGE/DINING ROOM

25' 3" into bay x 11' 2" max (7.7m x 3.4m)

A stylish and modern open plan living area with plenty of seating space and dining area with French doors providing direct access to the sunny aspect rear patio and garden. Double glazed bay window to front, feature fireplace, TV aerial point, tall designer radiator, quality wooden flooring and opening to:

STUNNING REFITTED KITCHEN

18' 8" x 6' 2" (5.69m x 1.88m)

The well designed and modern kitchen has been recently refitted in white gloss units with complementary worktops. There is an extensive range of cupboard and drawer units with matching wall cupboards, one housing the gas fired central heating boiler. Matching tall larder unit with integrated fridge and freezer, Bosch integrated under counter oven with five ring gas hob and feature extractor hood over. Integrated dishwasher and washing machine. Inset one and a quarter sink unit with mixer tap over, part half brick and ceramic tiled walls, double glazed windows to side and rear, Velux window/skylight and quality LVT wood effect flooring.

FIRST FLOOR LANDING

With access to loft space.

BEDROOM ONE (FRONT)

14' 7" into bay x 10' 2" max (4.44m x 3.1m)

Having double glazed bay window to front, radiator and attractive wood effect flooring.

BEDROOM TWO (REAR)

10' 9" x 10' 2" (3.28m x 3.1m)

With radiator and views over the rear garden.

BEDROOM THREE

8' 2" x 5' 7" (2.49m x 1.7m)

Having double glazed window to front, radiator and attractive wood effect flooring.

FAMILY BATHROOM

Having white suite comprising low level w/c, wash hand basin and panelled bath with shower and curtain rail over. Central heating radiator, part tiled walls, extractor fan and obscure glazed window,

OUTSIDE

DRIVEWAY AND PARKING

There is a block paved driveway providing ample off road parking.

REAR GARDEN

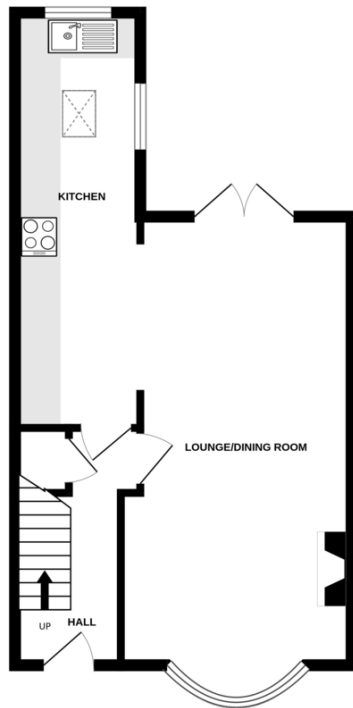
The rear garden is a particular feature being of a generous side and with a sunny aspect. There is a large paved patio/seating/entertaining area, shaped area of lawn, paved pathways, borders laid with stone chippings and timber fencing forming the boundaries. Rear pedestrian gate and rear vehicular access leads to:

DETACHED SECTIONAL GARAGE

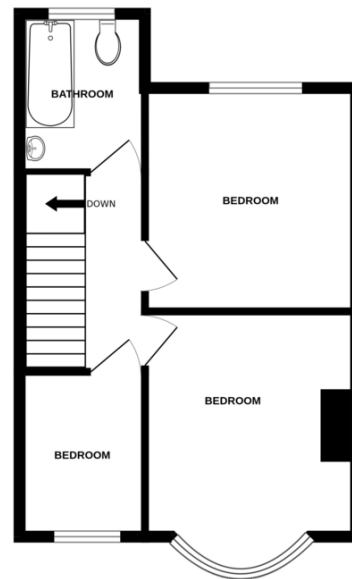
With up and over door.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.1 sq.m.) approx.
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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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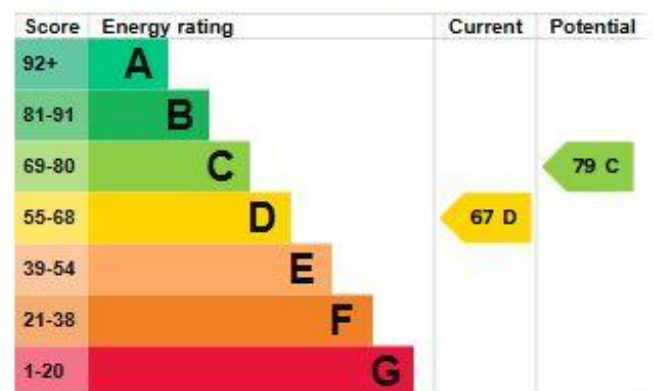
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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon