



Coopers

**2 Tocil Croft,
Cannon Park, Coventry**



2 Tocil Croft,

Cannon Park, Coventry, CV4 7DZ

This lovely Detached 3 Bedroom Bungalow with Ensuite to master bedroom enjoys a secluded corner position within a quiet close on the south side of Coventry.



Particularly spacious and comfortable home. Modern family shower room and separate cloakroom. Attractive living & dining room & modern fitted kitchen with quality integrated appliances. Separate utility room. Detached double garage at the side, plenty of parking and attractive gardens. A well presented home with gas central heating and double glazing.

- Lovely detached bungalow in corner position
- Quiet cul de sac position in south Coventry
- Three bedrooms, Ensuite and family shower rooms
- Living/Dining room, fitted kitchen, cloakroom and utility room
- Double garage, ample parking and lovely gardens
- Gas CH and double glazing

£465,000



Living/Dining Room



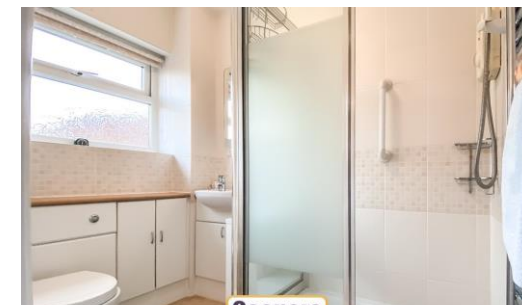
Open Plan Living Area



Open Plan Dining Area



Family Shower Room



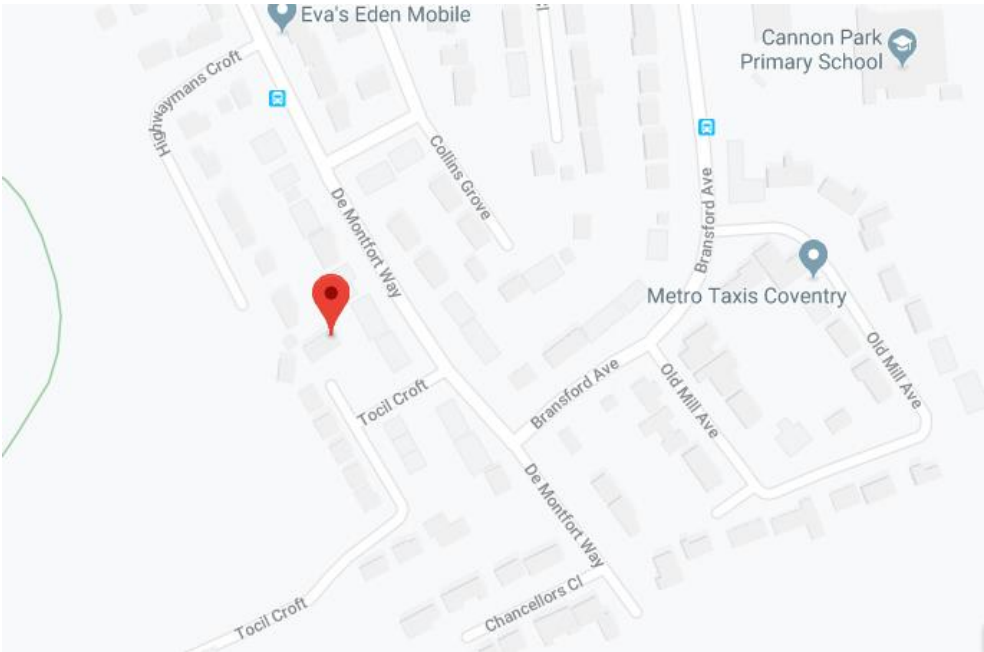
Ensuite Shower Room



Master Bedroom



Kitchen



Bedroom



Rear Garden

Tenure
We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

Council tax
According to valuation Office Website enquiries this property is in Band F

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
102-100			92-100		
A			A		
81-91			81-91		
B			B		
69-80			69-80		
C			C		
55-68			55-68		
D			D		
39-54			39-54		
E			E		
21-38			21-38		
F			F		
1-20			1-20		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

Ground Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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