

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS



Carding Close, Coventry, CV5 7BL  
£260,000



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## Carding Close Coventry, CV5 7BL

Loveitts are pleased to bring to market this three bedroom semi-detached family home situated in the popular residential location of Eastern Green. The property has been a well loved family home for many years, is in need of some modernisation and is now offered for sale with no onward chain.

The ground floor accommodation on offer comprises entrance hallway with stairs rising to the first floor, generous lounge/diner with patio doors leading to the rear garden and fitted kitchen with bay window overlooking the rear garden. To the first floor are two double bedrooms, a sizeable single room and a family bathroom.

Externally the property boasts driveway with ample parking for multiple vehicles and an extensive and mature rear garden with lawn and patio areas.

Further benefits include gas central heating and double glazing throughout.





- Semi-Detached Family Home
- Three Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Family Bathroom
- Driveway
- Generous Rear Garden
- Sought After Location
- No Onward Chain
- Council Tax - C

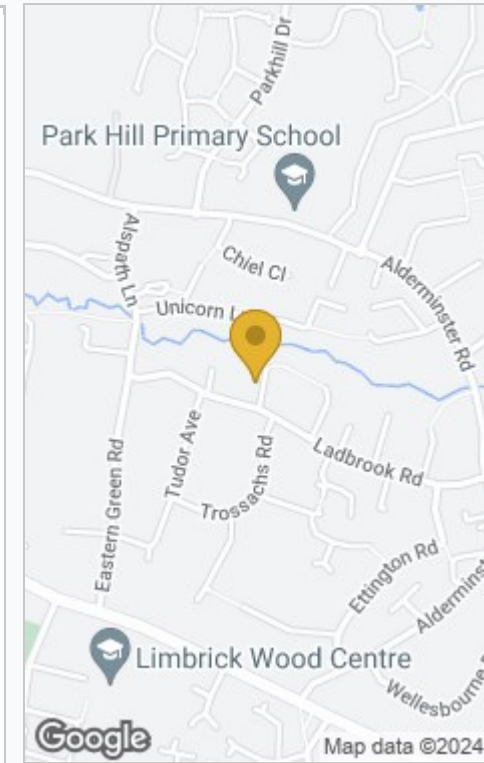
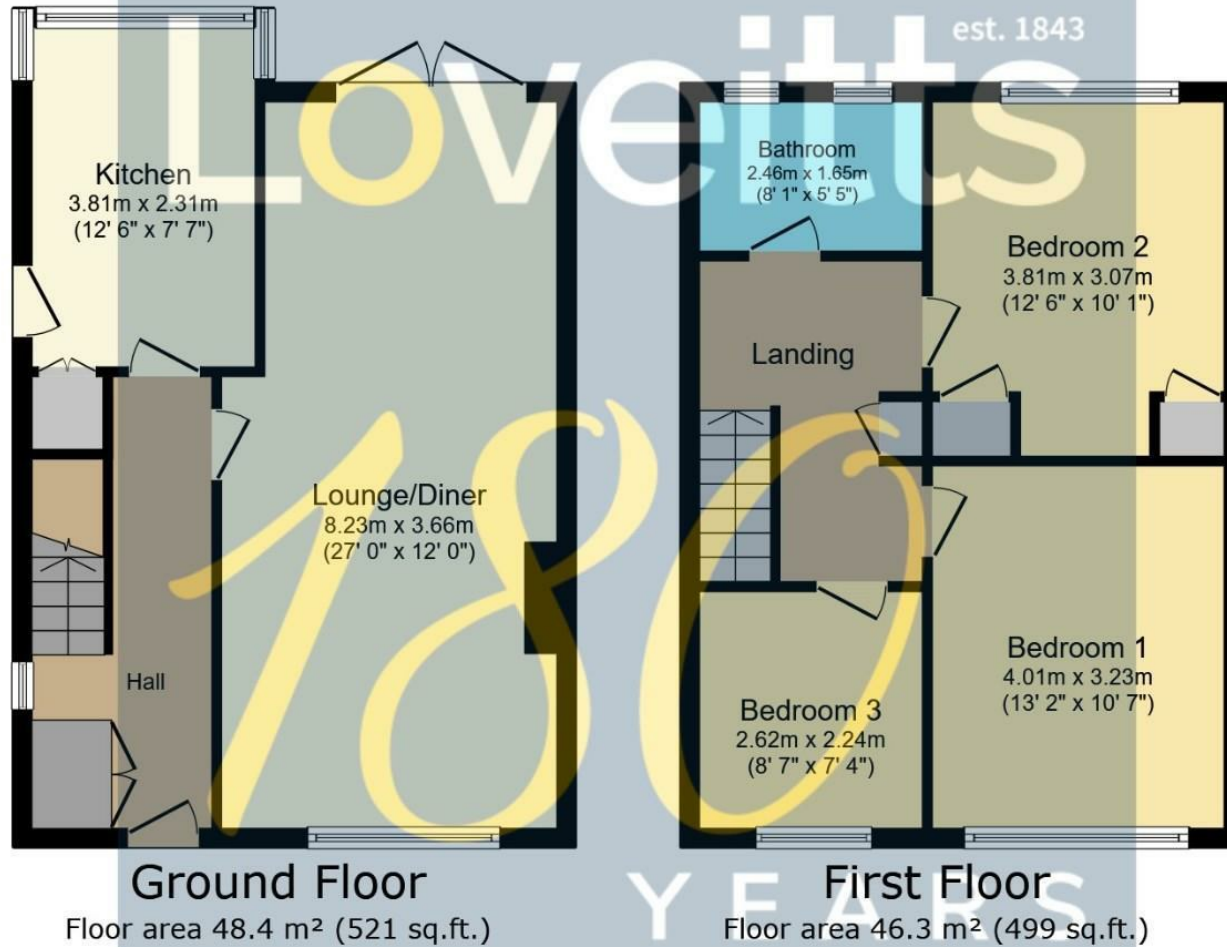
Carding Close is positioned in Eastern Green a highly sought after suburb lying on the western edge of Coventry close to open countryside yet benefitting from a host of great local amenities including shops, schools, hotels and golf courses.

The area is also located ideally for commuters with the A45 being just a short distance away. Birmingham Airport, the M42 and M6 are all situated to this North West side of the City as well, whilst a bus route is positioned a short walk away.



## Floor Plan

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL: 94.7 m<sup>2</sup> (1,020 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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