



15 Exhall Green | Exhall | CV7 9GL

DETACHED COTTAGE LOCATED ON SUBSTANTIAL PLOTOFFERED WITH NO ONWARD CHAIN*** This unique property offers an attractive front & side garden, in a popular residential location, whilst also having privacy as it's set back from the main road. In more detail the property comprises of three double bedrooms, living room, dining room, kitchen, and bathroom. Also benefiting from mature gardens, double garage/workshop, two green houses and gated driveway providing off road parking for several vehicles. Freehold, Council Tax Band: C, EPC rating: D.

Asking Price Of £285,000

- Detached Cottage
- Substantial Plot
- Three Double Bedrooms
- Kitchen & Bathroom
- Two Reception Rooms
- Front & Side Gardens



Property Description

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KITCHEN

11' 7" x 9' 11" (3.55m x 3.039m) UPVC door leading into kitchen, UPVC double glazed windows to rear aspect, matching wooden base units, wall cupboards and display shelving with under counter lights, integrated fridge freezer, gas hob & electric oven, panelled walls and vinyl flooring.

DINING ROOM

10' 8" x 12' 3" (3.267m x 3.737m) UPVC front facing window & door through to front of property, brick built fire place centring attractive wall mounted gas fire

LOUNGE

13' 0" x 20' 7" (3.985m x 6.292m) Solid oak flooring, brick built fire place with storage neighbouring electric fire, UPVC front & side facing windows

STAIRS & LANDING

Open, leading off from lounge, dog leg wooden stairs with fitted carpet

BEDROOM ONE

13' 2" x 9' 9" (4.024m x 2.978m) Double bedroom UPVC front facing window, featuring oak beams, fitted carpet & single radiator

BEDROOM TWO

12' 2" x 10' 2" (3.717m x 3.101m) UPVC front facing window, artex

walls and single radiator

BEDROOM THREE

UPVC rear facing window, loft access, fitted carpet and artex walls with single radiator

BATHROOM

Panelled bath and power shower, pedestal wash basin in cabinet, low level w.c, chrome heated towel rail with part tiled walls and vinyl flooring

FRONT, SIDE & REAR GARDEN

Very attractive front and side garden bordered with flowers and shrubs, paved pathways, fruit trees, two greenhouses and a shed, blocked patio area in rear courtyard.

GARAGE/WORKSHOP

14' 4" x 12' 2" (4.393m x 3.714m) Tarmac driveway allowing parking for several cars, double garage/workshop with double opening doors including power & light.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC D.

Parts of Bedworth & Exhall are located in an ex coal mining area.

Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick Construction.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

Right of Easements; Right of way for access to drive for neighbouring property.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm

they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.





For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		