



17 Exhall Green | Exhall | CV7 9GL

CHECK OUT THE VIDEODETACHED COTTAGE***QUIET LOCATION***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; three bedrooms, two reception rooms, first floor bathroom, kitchen, and conservatory. UPVC double glazing, gas central heating. Privately owned driveway, with car port, and secluded mature garden. Freehold. Council Tax Band C. EPC Commissioned.

Asking Price Of £250,000

- Detached Cottage
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Kitchen & Conservatory
- Quiet Location In Exhall



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE

Access to the property through double wrought iron side gates to the car port, which is block paved, and access to side kitchen door.

KITCHEN

7' 9" x 13' 1" (2.36m x 3.99m) With obscure UPVC double glazed door, UPVC double glazed window to rear and side aspects, panel radiator. Kitchen comes with a range of wall and base units with contrasting work tops, inset ceramic sink and drainage unit, integrated electric oven and four ring gas hob. Cupboard housing fridge freezer, cupboard space and plumbing for dishwasher, and washing machine. Door to;

DINING ROOM

9' 8" x 13' 1" (2.95m x 3.99m) With stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, doors to lounge and conservatory.

CONSERVATORY

8' 8" x 12' 5" (2.64m x 3.78m) With UPVC double glazed windows to front, rear and side aspects, and French doors leading to the garden, panel radiator.

LOUNGE

12' 4" x 13' 1" (3.76m x 3.99m) With UPVC double glazed window to side aspect, panel radiators, feature brick fire place, with inset gas fire.

LANDING

With UPVC double glazed window to side aspect, airing cupboard housing gas central heating boiler, additional cupboard. Doors to;

BEDROOM ONE

8' 8" x 13' 1" (2.64m x 3.99m) With UPVC double glazed window to side aspect, panel radiator, built in wardrobes, and cupboards, with shower cubicle.

BEDROOM TWO

11' 7" x 7' 4" (3.53m x 2.24m) With UPVC double glazed window to side aspect, panel radiator.

BEDROOM THREE

8' 2" x 7' 2" (2.49m x 2.18m) With UPVC double glazed window to side aspect, panel radiator.

BATHROOM

7' 8" x 5' 4" (2.34m x 1.63m) With obscure UPVC double glazed window to side aspect, panelled bath with shower attachment, low level WC, wash basin, panel radiator, extractor fan.

OUTSIDE

Tarmac drive off Exhall Green, leading to double wrought iron gates and block paved car port. Further side wrought iron gates with direct access to the garden.

The garden has a variety of wooden sheds, and brick built storage area. Laid to lawn with various trees and shrubs.

To the rear of the property is a further shed, and gate leading to the park.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

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.

Right of access for neighbouring houses and use of driveway.

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

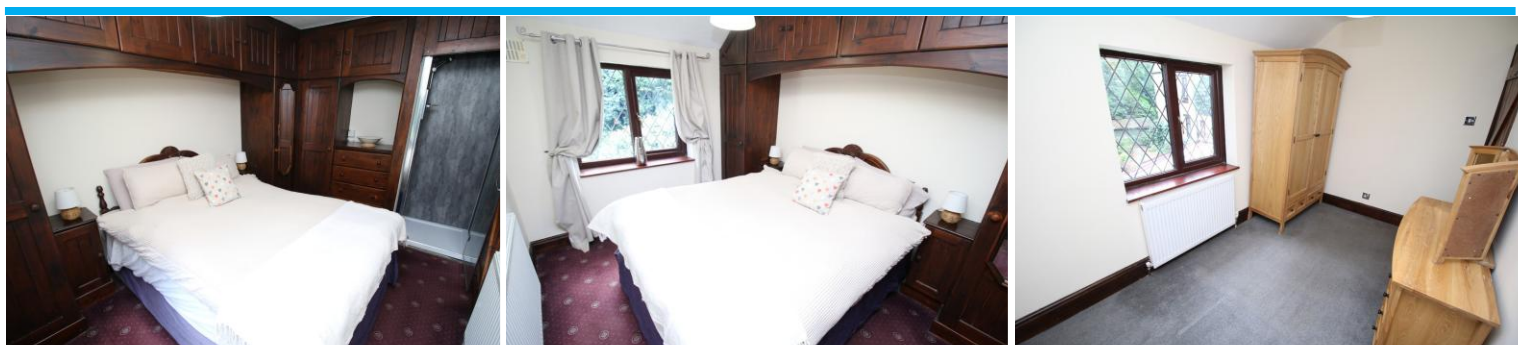
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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

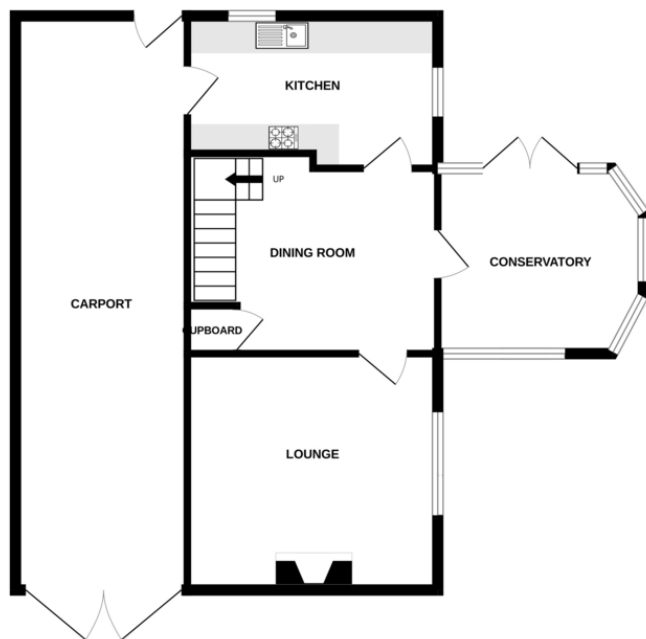
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

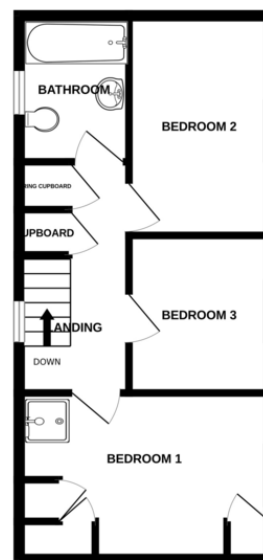
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

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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