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Postbridge Road,  
Guide Price £380,000

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ESTATE AGENTS

## Postbridge Road, , Coventry

This property has been updated and improved throughout by the current owner in the last 10 years of her ownership, the current owner has created a lovely family home with neutral decor. The rooms are all spacious and well appointed and the location is brilliant with local amenities and road links with public transport. Call 02476 017701 to arrange your viewing or for more information.

### Entrance hall

With space for shoes and coats, giving access to the living room, upstairs, the w.c, the garage and a cupboard.

### W.C.

White two piece suite with tiled walls and a vanity unit.

### Living / dining room 22'8" x 11'1" (6.93 x 3.40)

A large versatile room with lots of natural light from the large window to the front of the property and the patio doors to the rear. currently the living room side is to the front with a feature fire and the dining side is to the rear with access to the kitchen.



### **Kitchen 10'11" x 7'8" (3.33 x 2.36)**

Overlooking the rear garden with built in appliances, plenty of work surface and storage space.

### **Bedroom 1 11'3" x 10'11" (3.43 x 3.35)**

A large double room to the rear of the property with lots of natural light and space for wardrobes.

### **Ensuite**

With a shower cubicle and finished with tiled walls.

### **Bedroom 2 11'5" x 12'0" (3.48 x 3.66)**

Another good double to the front of the property with plenty of space for wardrobes.

### **Bedroom 3 10'4" x 7'10" (3.15 x 2.39)**

A very large single or slightly smaller double to the front of the property with storage space.

### **Bathroom**

With a shower over the bath finished with tiled walls.

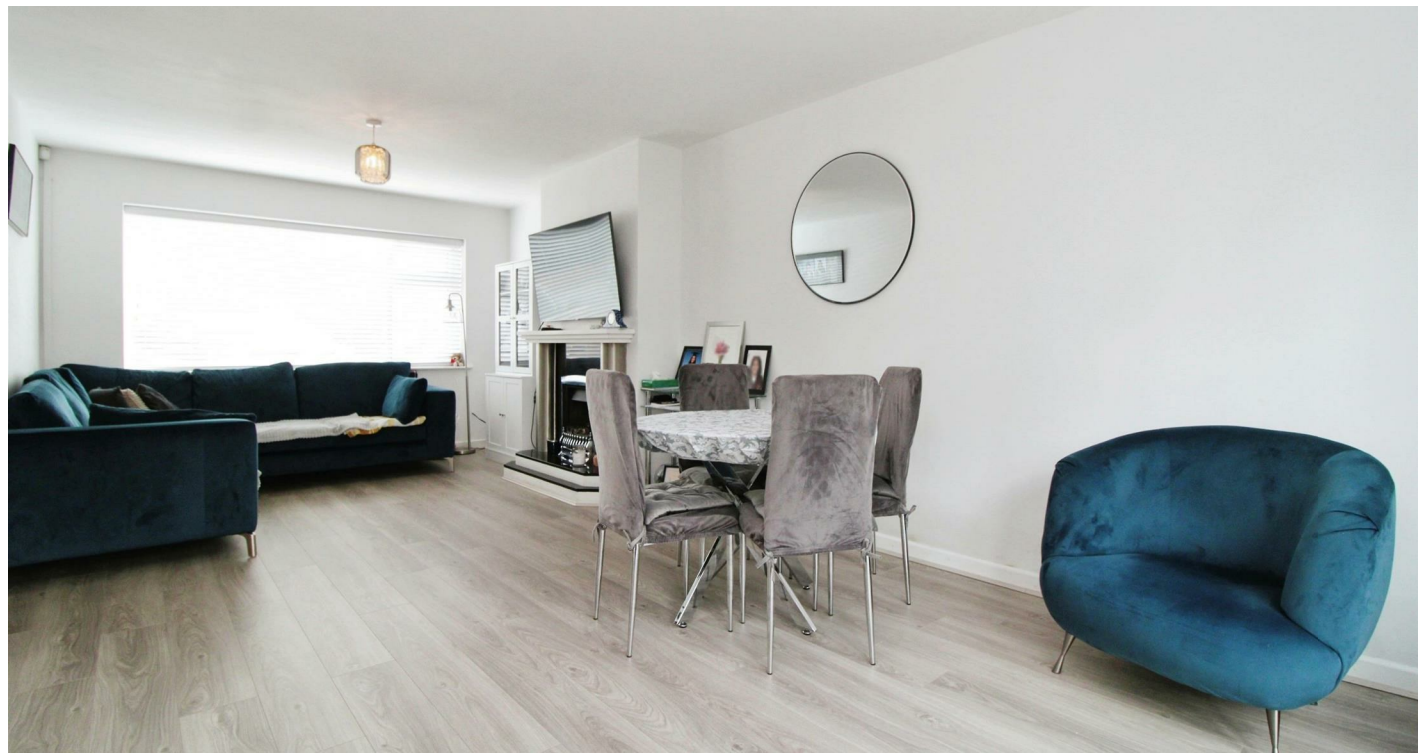
### **Garage**

Accessed from the entrance hall, currently used as a store and utility space.

### **Outside**

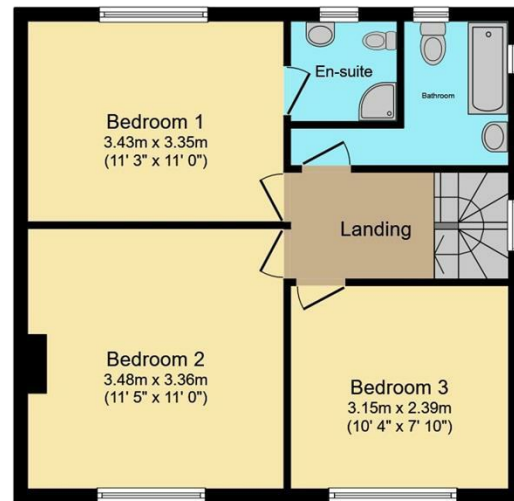
To the front of the property you have a large block paved driveway easily big enough for 3 - 4 cars.

To the rear you have a fantastic size garden mainly lawn with a patio next to the house for entertaining.





**Ground Floor**  
Floor area 61.7 m<sup>2</sup> (664 sq.ft.)



**First Floor**  
Floor area 56.9 m<sup>2</sup> (612 sq.ft.)



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

TOTAL: 118.6 m<sup>2</sup> (1,276 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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