

Molesworth Avenue, Stoke Green
Asking Price £200,000



Introducing a charming 3-bedroom mid-terrace property nestled in a quiet cul-de-sac, offering a family-friendly environment. The classic double bay windows exude character and curb appeal.

Step inside to discover a well-designed layout featuring a separate living room and dining room, seamlessly connected to a fitted kitchen equipped with integrated appliances including an oven and hob.

Ascending to the first floor, you'll find two spacious double bedrooms, a single bedroom, and a family shower room, providing comfortable accommodation for the whole family. Outside, both front and rear gardens offer outdoor space for relaxation and recreation.

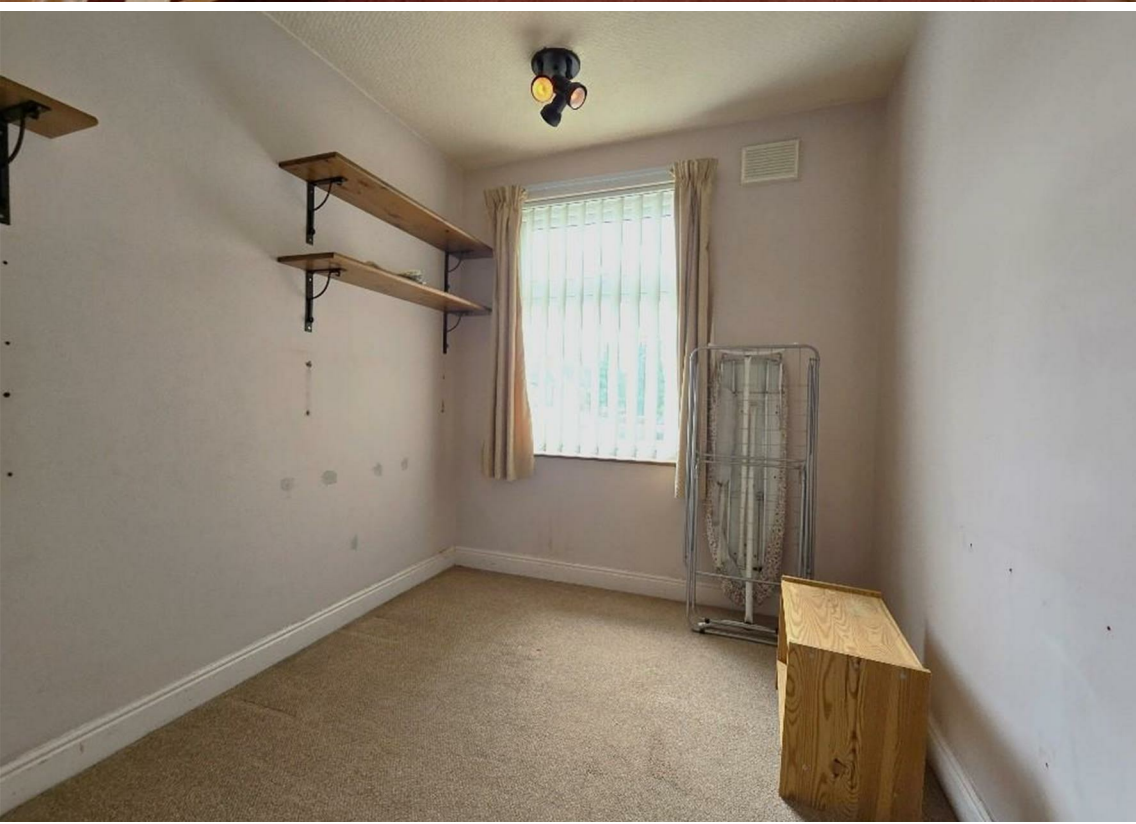
Additional amenities include gas central heating and double glazing throughout. Conveniently located, this property offers easy access to Coventry City Centre, the A444 leading to the M6 motorway, and nearby primary and secondary schools, making it an ideal choice for families and commuters alike.

Don't miss the opportunity to make this lovely property your new home.

To arrange your viewing, Contact Elite Property today on 02476 652200!!

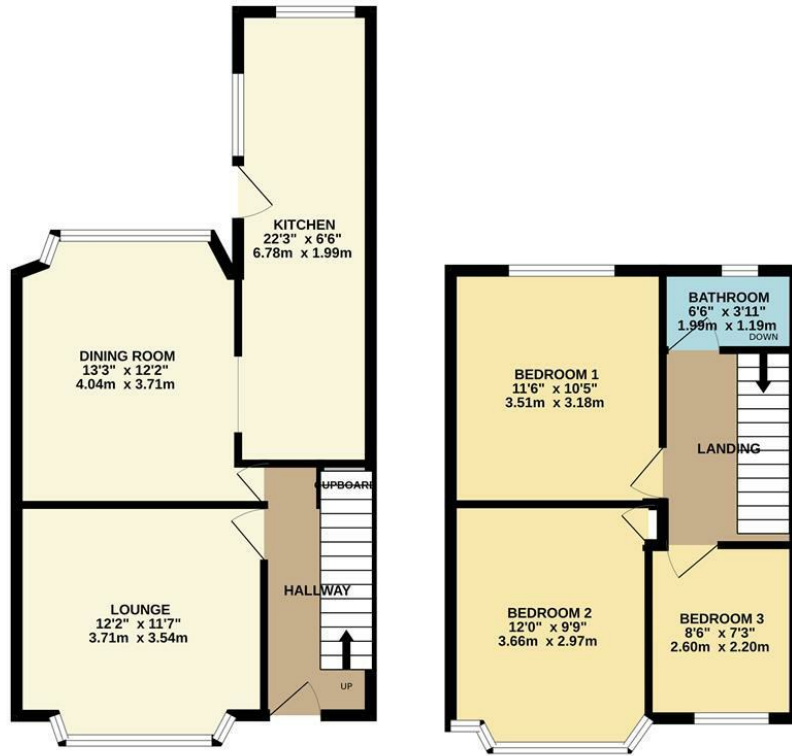
- EPC Rating: C
- 3 Bedroom, Mid-Terrace House
- Situated in a quiet Cul-De-Sac
- Separate living room and dining room
- Front and rear gardens
- Gas Central Heating & Double Glazing
- Conveniently Location
- Ideal investment or First Time Buyer Purchase
- No Upward Chain & Vacant Possesion
- Council Tax Band: B





GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



4 MOLESWORTH AVENUE CV3 1BU

TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.

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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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