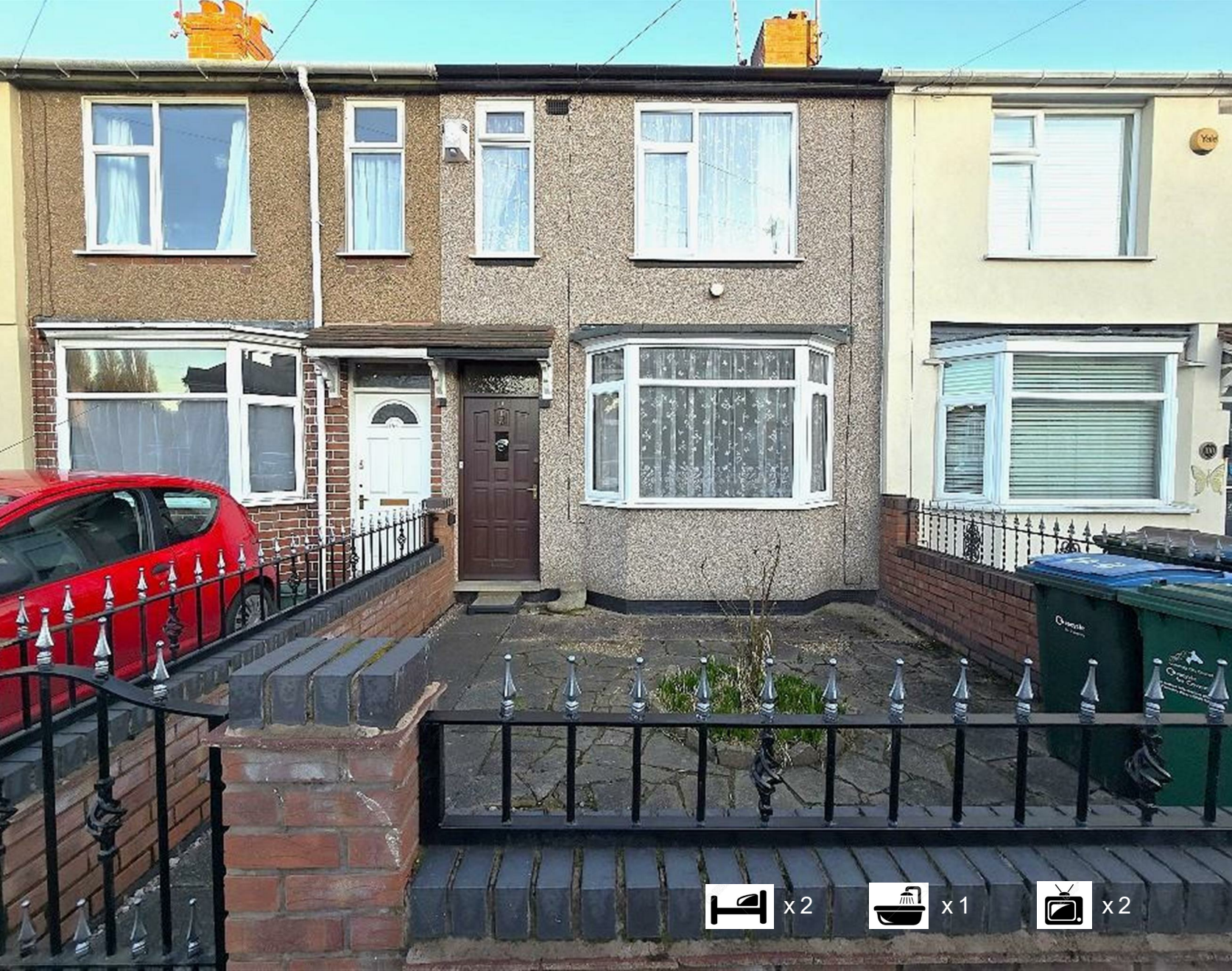




Pearson Avenue, Hall Green
Asking Price £160,000



Located in the sought-after area of Hall Green, Coventry, this spacious two-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers or investors. The property is well-maintained but would benefit from modernisation, allowing the new owner to put their own stamp on it.

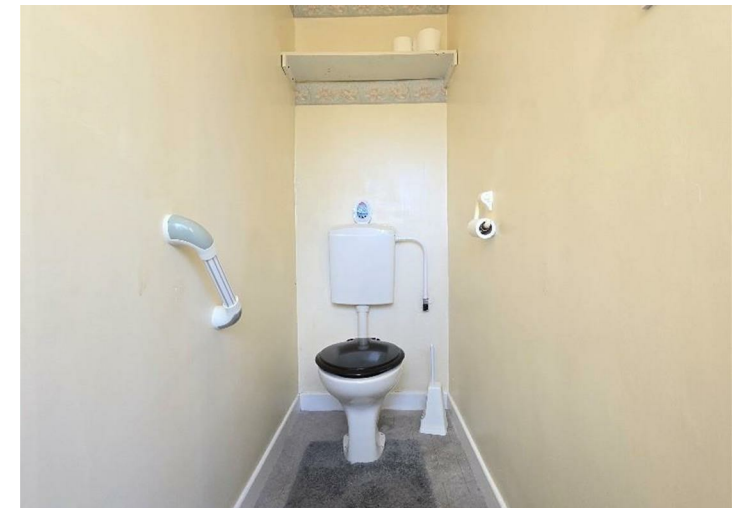
The ground floor features two reception rooms, providing flexible living and dining spaces, along with an extended kitchen. A convenient ground floor W.C. adds to the practicality of the home. Upstairs, there are two bedrooms and a shower room.

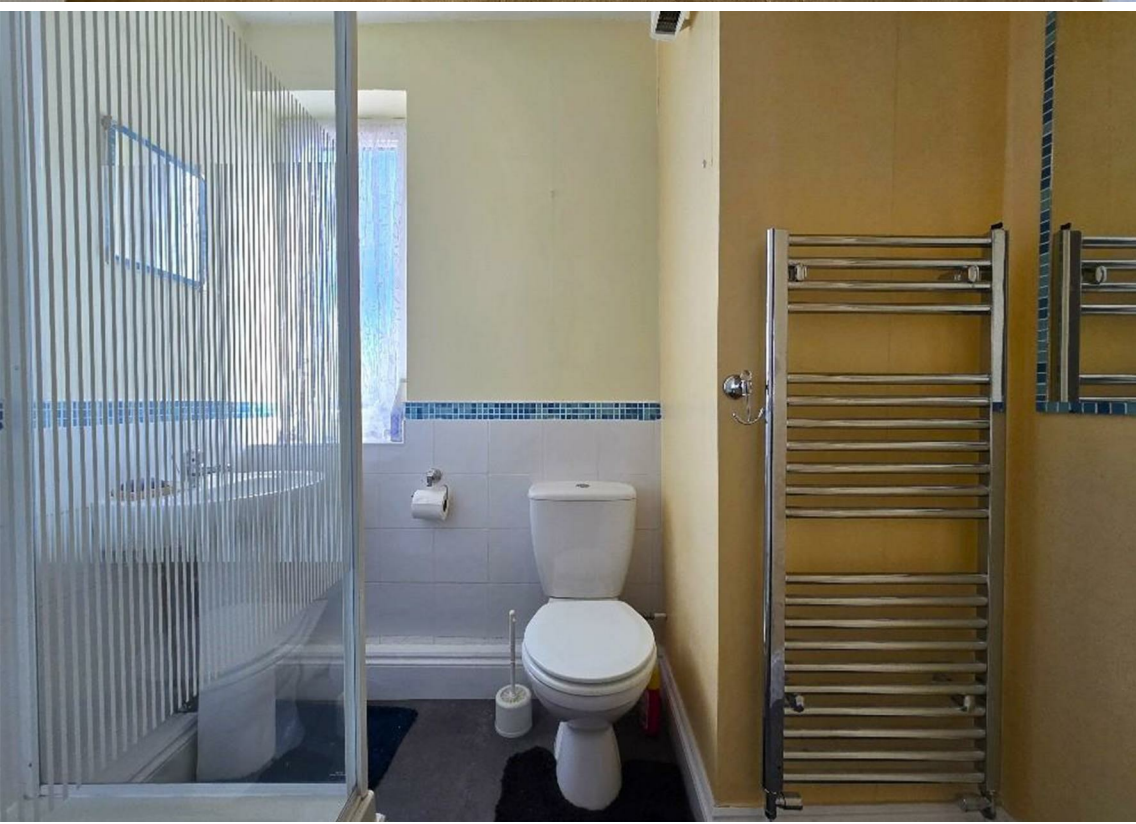
Externally, the property benefits from enclosed front and rear gardens, with the added advantage of rear access to a garage. With vacant possession and no upward chain, this home is ready for its next owner.

Situated in a convenient location, Pearson Avenue is close to local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for commuters and families alike.

Don't miss out on this fantastic opportunity – contact us today to arrange a viewing!

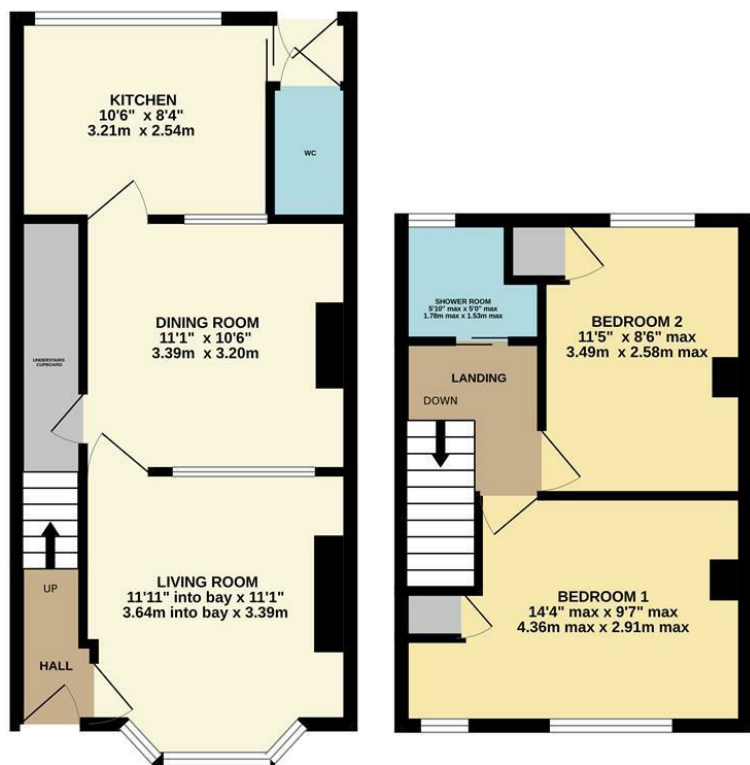
- EPC Rating: C
- Mid-Terrace House
- Two Reception Rooms
- Extended Kitchen
- Two Bedrooms
- Ground Floor W.C. & First Floor Shower Room
- Enclosed Front & Rear Gardens
- Rear Garage
- Gas Central Heating & Double Glazing
- Council Tax Band: A





GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



MID-TERRACE HOUSE

TOTAL FLOOR AREA : 702 sq.ft. (65.2 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 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		88
(81-91) B		
(69-80) C	72	
(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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