



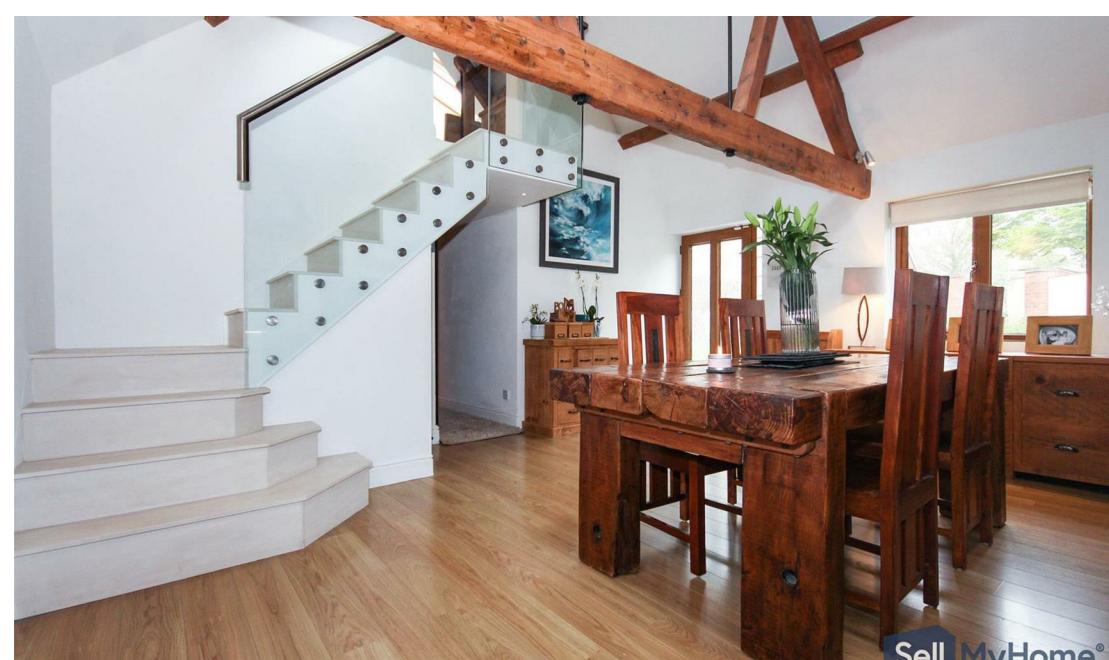
Coventry Road, Berkswell, Coventry

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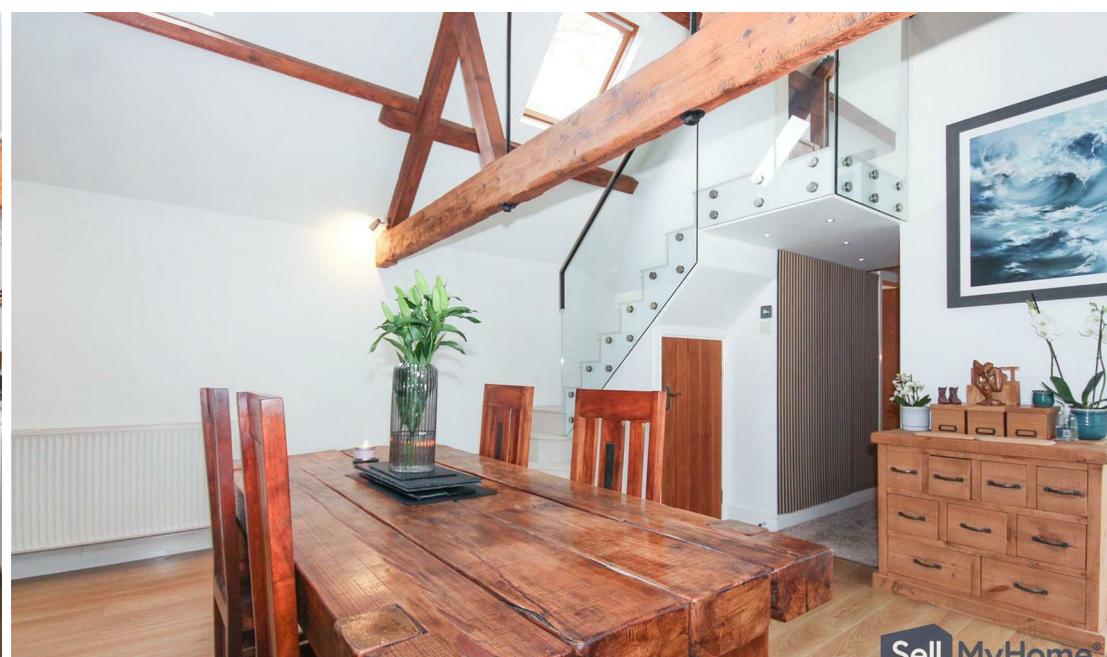
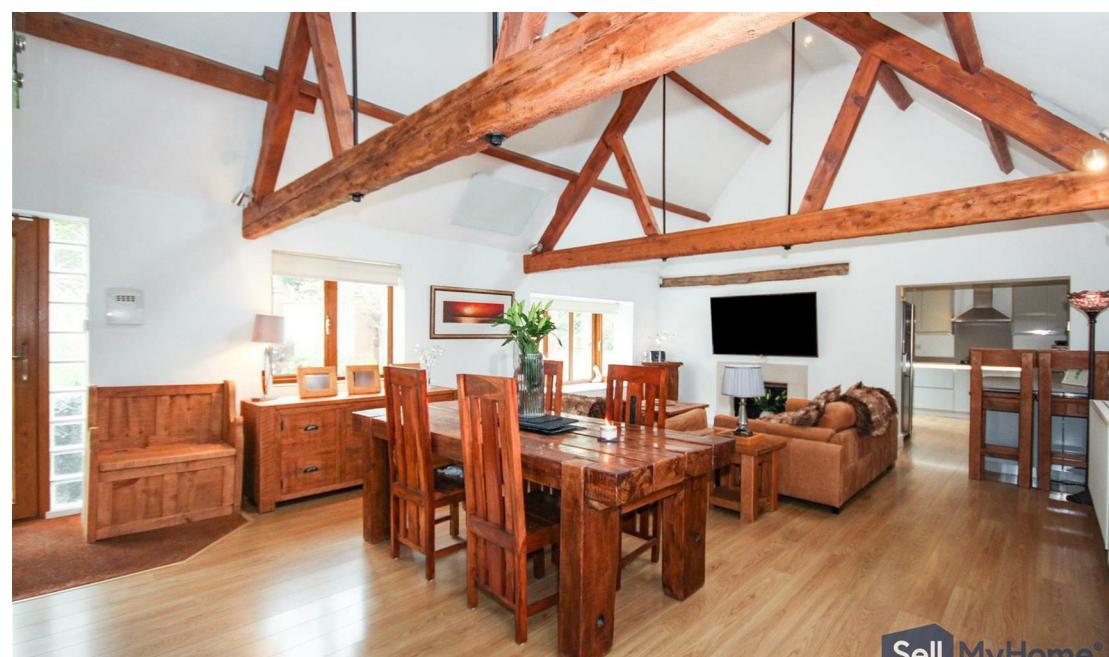


- IMMACULATE LINK DETACHED BARN CONVERSION
- THREE/FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND E
- PART EXCHANGE WELCOME
- POSITIONED IN THE HEART OF BERKSWELL
- RECENTLY FITTED MODERN KITCHEN
- VIEWING ADVISED
- NO UPWARD CHAIN
- STAMP DUTY PAID BY THE SELLERS

IMMACULATE BARN CONVERSION - STAMP DUTY PAID BY THE SELLERS - NO UPWARD CHAIN

We are proud to offer this link detached barn conversion, positioned in the heart of Berkswell, offering good access to all local amenities and good performing schools. Internally the property comprises of open plan lounge/diner, modern fitted kitchen, hallway, three bedrooms with bedroom one having a dressing/utility area leading to a wet room/ensuite, family bathroom, a mezzanine bedroom/office/study and upstairs WC. Externally there is a garage and enclosed well presented garden. an internal inspection is highly recommended to appreciate the property on offer.

Price: £550,000

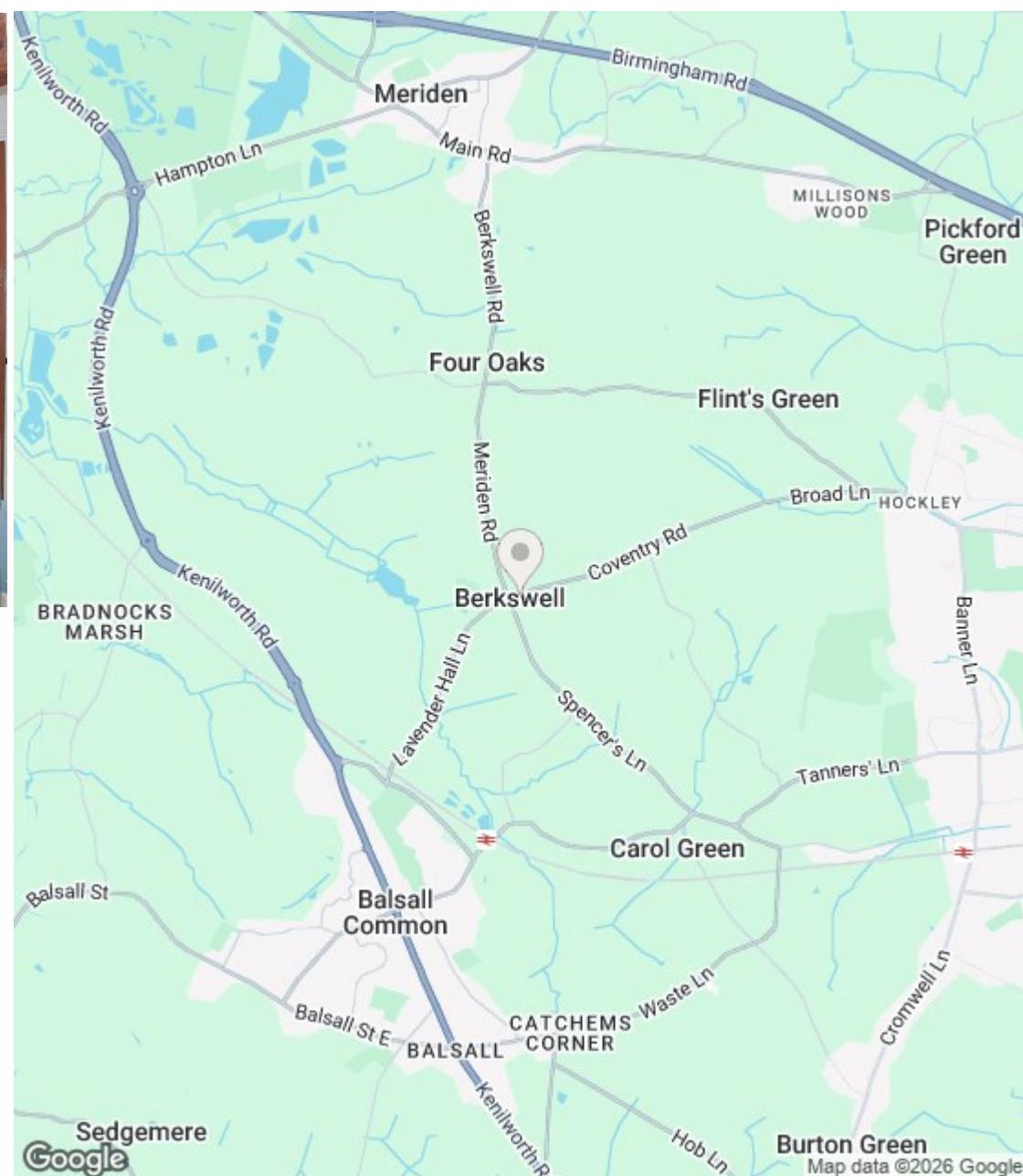






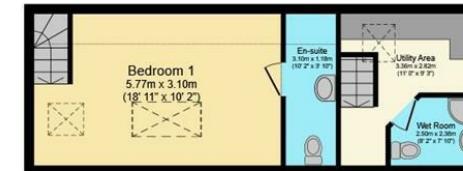
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |





**Ground Floor**



**First Floor**

**Total floor area 148.6 sq.m. (1,599 sq.ft.) approx**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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