



Sephton Drive, Coventry, CV6 6QY

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

SPACIOUS THREE DOUBLE BDRoom SEMI DETACHED TOWN HOUSESECOND FLOOR WITH MASTER BEDROOM DRESSING ROOM & ENSUITE***OFFERED WITH NO UPWARD CHAIN*** Accommodation in brief; entrance hall, cloakroom, storage cupboard, fitted kitchen, lounge diner, two double bedrooms and bathroom to the first floor, with the second floor boasting, master bedroom, with dressing room, and en-suite. Also benefiting from ample parking, single garage, and private rear garden. EPC Rating C. Council Tax Banding D.





Key Features

- Semi Detached Town House
- Three Double Bedrooms
- Master With Dressing Room
- Two Bathrooms
- Spacious Lounge Diner
- Fitted Kitchen & Cloakroom
- Ample Parking & Single Garage
- EPC Rating C Council Tax Banding D

Asking Price
£249,950

In more detail the property comprises;

Entrance Hall

Having uPVC front door, stairs to first floor landing, storage cupboard, laminate flooring and a gas central heating radiator. Doors to:

Cloakroom

Having low level w.c, wash basin set into vanity unit, laminate flooring, gas central radiator and an opaque double glazed window to front elevation.

Living Room

17'10" x 12'10"

Having double glazed windows to side/rear elevations, laminate flooring, under stair storage cupboard, gas central heating radiator and uPVC french doors giving access to rear garden.

Kitchen

11'10" x 6'1"

Having double glazed windows to side/rear elevations, laminate flooring, under stair storage cupboard, gas central heating radiator and uPVC french doors giving access to rear garden.

First Floor Landing

Having stairs rising to the second floor and a gas central heating radiator. Doors to:

Bedroom Two

12'11" x 10'1"

Having double glazed window to rear elevation and a gas central heating radiator.

Bedroom Three

12'11" x 9'1"

Having two double glazed windows to front elevation and a gas central heating radiator.

Family Bathroom

Having a contemporary three piece suite consisting of a deep paneled bath, pedestal wash basin, low level w.c, floor to ceiling tiles, extractor, gas central heating radiator and an opaque double glazed window to side elevation,

Second Floor

Doors to;

Master Bedroom

14'11" x 13'0"

Having double glazed windows to front/side elevations, useful dressing room and a gas central heating radiator.

Dressing Room

9'10" x 4'0"

Shower Room

Having enclosed cubical with shower over, wash basin set into vanity unit, low level w.c, vinyl flooring, tiled splash backs, gas central heating radiator and a velux window to rear aspect.

Garage

17'1" x 9'1"

Having up-and-over garage gate, eaves storage, lighting and electric points.

General Information

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. Nuneaton & Bedworth Borough Council. Council Tax Banding D.

SERVICES: Hawkins 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.

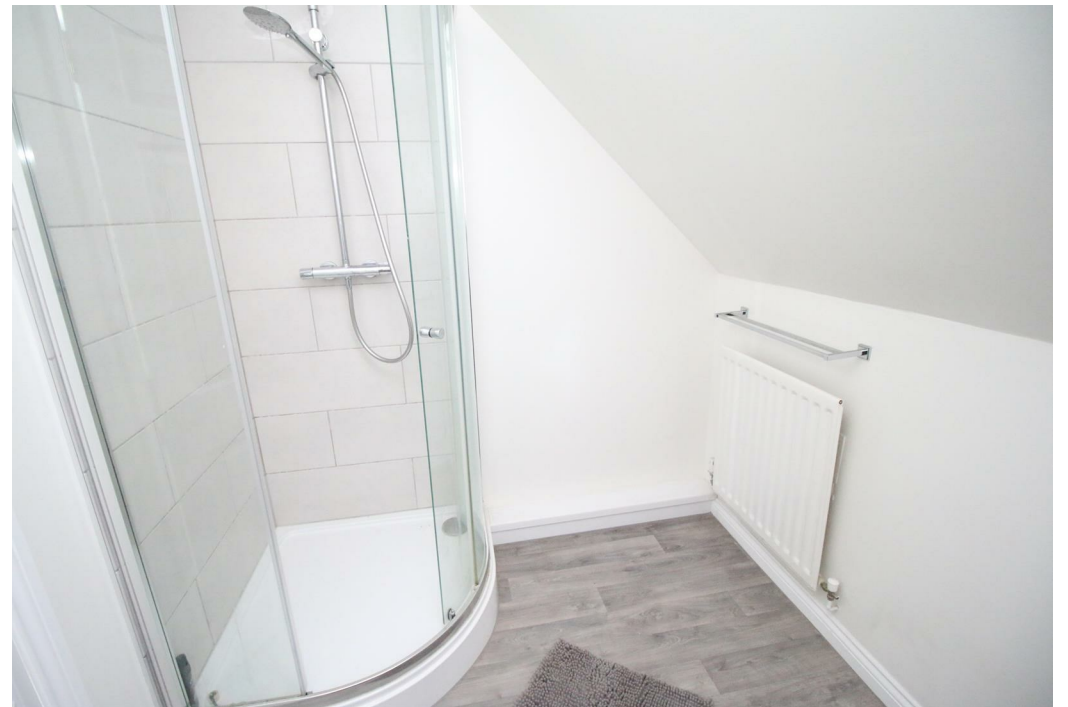
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

Disclaimer

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.



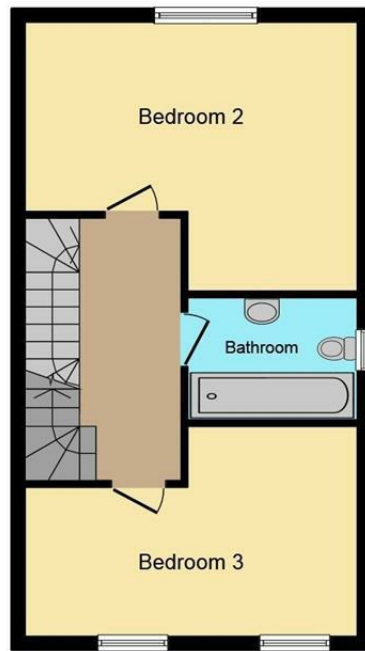




Floorplan



Ground Floor



First Floor



Second Floor



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Nuneaton & Bedworth Borough Council

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.