



George Street, Coventry, CV7 8HJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** EXTENDED AND IMPROVED ***

Here is a traditional style middle terraced residence occupying an elevated position on this popular road and enjoying a semi rural location in the popular New Arley location.

The property offers versatile and improved family accommodation with numerous improvements including: gas fired central heating, upvc double glazing, excellent loft space and is ideally placed with local amenities, countryside walks and great road links.

Briefly comprising: entrance hall, lounge with bay window and fireplace, inner hall, extended kitchen, dining room / bedroom three and ground floor shower room. Landing, two bedrooms, refitted bathroom and excellent loft space with double glazed roof windows. Lawned foregarden, service road and rear garden. EPC RATING D.





Key Features

- Middle terraced residence
- Semi rural location
- Great road links & local amenities
- Improved and extended
- Gas heating & Dbl glazing
- Three bedrooms, bathroom & shower room
- Gardens and service road to rear
- EPC RATING D

£167,500

Entrance Hall

With obscure UPVC double glazed front door, central heating radiator, stairs to the first floor and door into lounge.

Lounge

10'11 x 16' to bay

With central heating radiator, UPVC double glazed bay window to the front, feature fireplace with wooden surround and inset, laminate wooden flooring, coved ceiling and useful understairs cupboard housing the electric meter and consumer unit. Opening in to the inner hall.

Inner Hall

With laminate wooden flooring, central heating radiator and doors to shower room, kitchen and dining room / bedroom three.

Ground Floor Shower Room

7'11 max x 2'5

Being fully tiled to the walls and fitted with a white suite comprising of a shower cubicle with built in shower fitting, wash hand basin with mixer tap and low level WC. Extractor fan, tiled floor and inset ceiling spotlights.

Dining Room/ Bedroom

8'5 x 7'11

With central heating radiator, laminate wooden flooring and UPVC double glazed window into the kitchen.

Extended Kitchen

14'2 x 5'1

Being partly tiled to walls and refitted with a range of modern shaker style wall and base units with stainless steel handles to three sides and comprising an inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, slot in cooker, stainless steel extractor hood, plumbing and space for a washing machine and fitted wall cabinets. Inset ceiling spotlights, UPVC double glazed rear exit door, UPVC double glazed window to the rear and tiled flooring.

First Floor Landing

With central heating radiator, UPVC double glazed window to the front, stairs raising to the loft space and doors to both bedrooms and bathroom.

Bedroom One

8' x 12'1

With central heating radiator and UPVC double glazed window to the front

Bedroom Two

10'8 x 7'11

With central heating radiator, UPVC double glazed window to the rear and wall mounted boiler.

Bathroom

5'8 x 7'10

Having been refitted with a modern white suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin set in a vanity unit with mixer tap and cupboard below, low level WC, chrome heated towel, UPVC double glazed window to the rear and tiled floor.

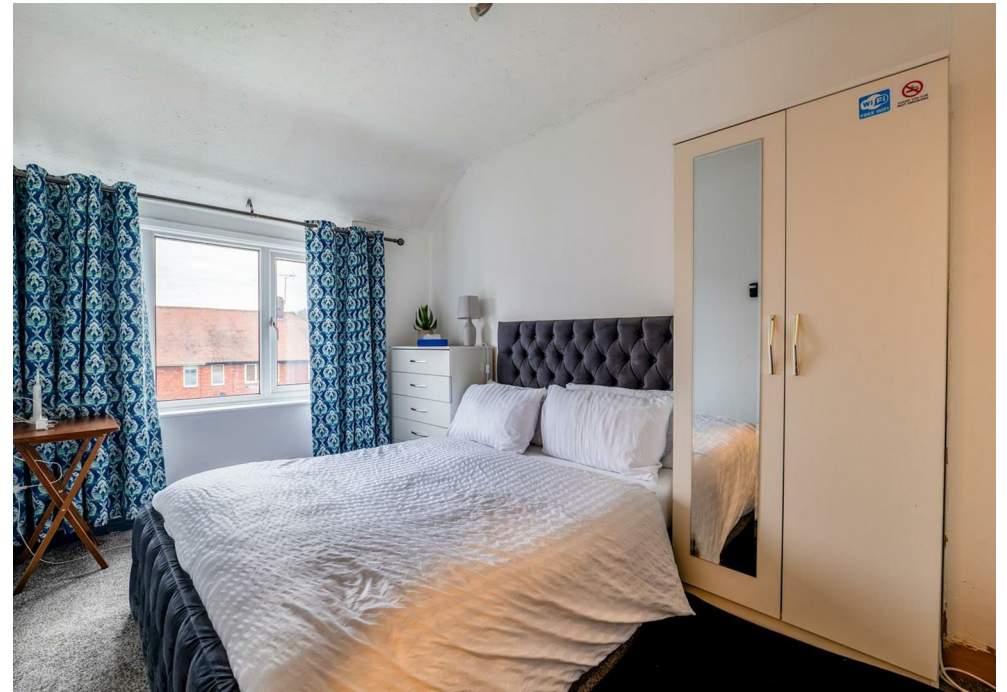
Loft Space

14' x 12'5 plus eaves space

With double glazed roof windows to the front and rear, fitted storage cupboards and drawers. (The seller is unaware if there is the necessary consent / permission for the loft space to be used as a bedroom).

Outside

To the front of the property is a lawned foregarden and shared pathway to the front door. There is a service road to the rear with garden beyond.







Floorplan



EPC Rating - D

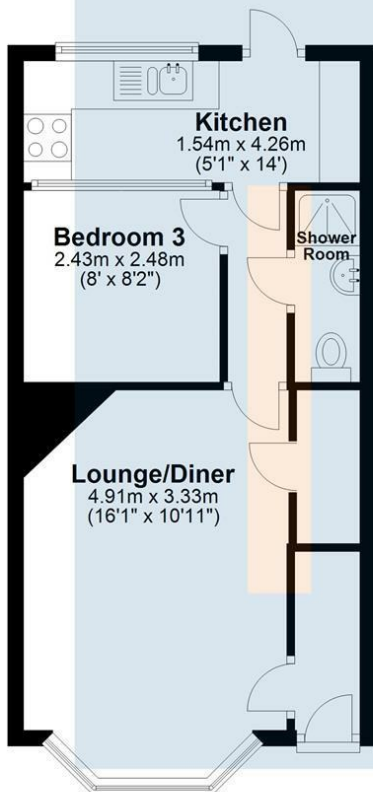
Tenure - Freehold

Council Tax Band - A

Local Authority
North Warwickshire

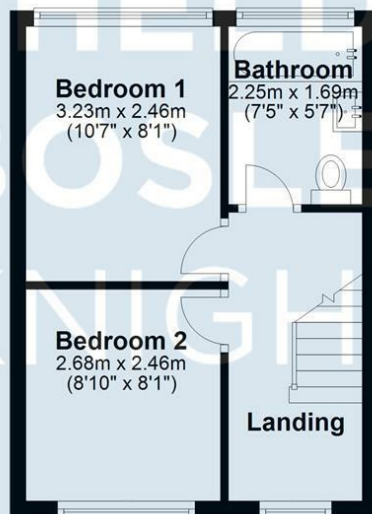
Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



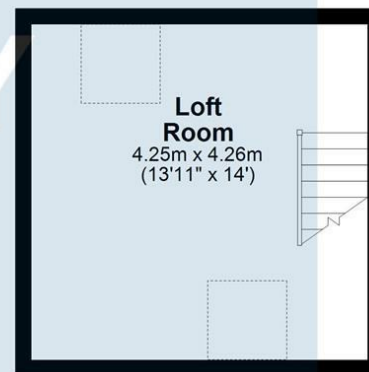
First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Second Floor

Approx. 18.1 sq. metres (194.6 sq. feet)



Total area: approx. 80.2 sq. metres (862.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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



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