



George Street, Coventry, CV7 8HJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* READY TO DROP THE FURNITURE IN \*\*\* Here is a traditional style, double bayed end terraced residence situated in the popular village of New Arley, close to open countryside, amenities and easy road links to further a field.

The property offers much improved and well presented accommodation with gas fired central heating, upvc double glazing, double width loose slate driveway, potential to extend to the side (subject to consents), enclosed rear garden, refitted bathroom and southerly facing rear garden make this property ideal for the first time buyer looking for village life and lots of countryside walks.

Briefly comprising: entrance hall, lounge with bay window, modern kitchen, rear lobby, ground floor bathroom and lean to conservatory / utility. Landing, three good sized bedrooms. Driveway for two vehicles, larger than average enclosed rear garden. EPC RATING TBC.





## Key Features

- End terraced residence
- Popular village and semi rural location
- Improved & well presented
- Excellent first time or investment purchase
- Lounge, kitchen, utility / conservatory
- Three bedrooms & newly fitted bathroom
- Drive and enclosed rear garden
- EPC RATING TBC

**£170,000**

#### DRAFT DETAILS

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

#### GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight 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.

LOCAL AUTHORITY: North Warwickshire County Council

COUNCIL TAX BAND: A

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.

#### Hallway

3'4 x 4'6 plus stairway

With obscured seal unit double glazed composite entrance door, central heating radiator, stairs rising to the first floor, laminate flooring, fitted smoke alarm and glazed door into the lounge.

#### Lounge

15'4 to bay x 11' max

With central heating radiator, UPVC double glazed bay window to the front, useful understairs storage cupboard, laminate wooden flooring, coved ceiling and opening into the kitchen

#### Kitchen

8'5 x 8'5

Having been refitted with a comprehensive range shaker style wall and base units comprising inset single stainless steel sink with swanneck tap and fitted base unit, further base units and drawers with working surfaces over, built in oven, four ring hob, stainless steel splashback, stainless steel chimney style extractor hood, wine/bottle rack, space for a tall fridge/freezer, plumbing and space for a slimline dishwasher and fitted wall cabinets. Central heating radiator, UPVC double glazed window to the rear, laminate wooden flooring, inset ceiling spotlights and folding door into the lobby.

#### Rear lobby

2'9 x 2'5

With obscured UPVC double glazed door to the lean to, laminate wooden floor and further door to the bathroom.

#### Bathroom

5'2 x 7'10

Having been newly fitted with a modern white, fully tiled walls, panelled bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin and low level WC. There is a central heating radiator, obscured UPVC double glazed window to the rear, extractor fan and tiled floor.

#### Lean to conservatory

6'1 x 14'7

With brick built base, UPVC double glazed windows and door to the rear, polycarbonate roof, plumbing and space for a washing machine, space for further appliances.

#### Landing

With loft hatch above, inset ceiling spotlights and doors to all rooms.

#### Bedroom One

11'2 x 14' into the bay

With central heating radiator, UPVC double glazed bay window to the front and built in over stairs storage cupboard.

#### Bedroom Two

6'9 x 10'9

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

#### Bedroom Three

7'5 x 6'11

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

#### Outside

To the front of the property is a loose slate driveway providing motor vehicle parking for two vehicles with block paved edging, block paved path leading to the front door with canopy porch over. There is a loose slate area to the side with a timber gate leading to the rear. By virtue of the position of the property within the service road, there is now an enclosed yard/patio area, steps leading up to a raised lawn, twin flower beds and fence boundaries.



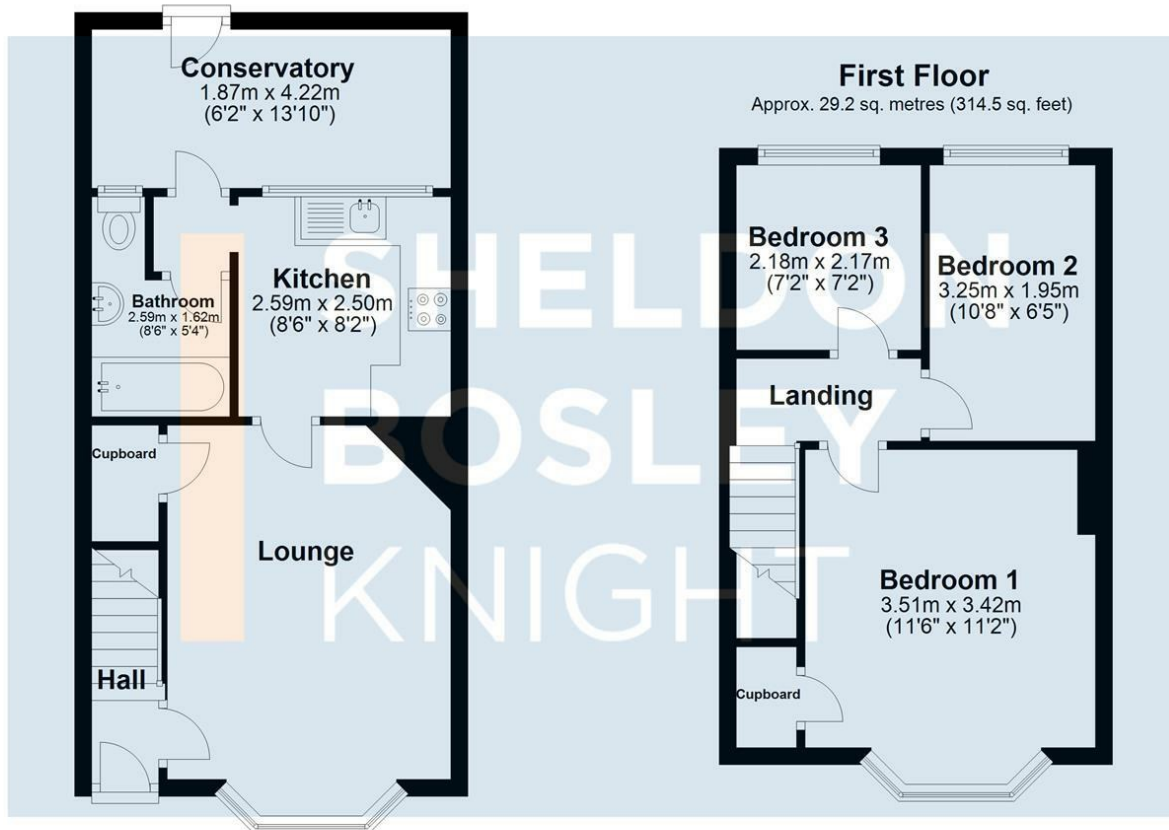




# Floorplan

## Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 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.



EPC Rating -

Tenure - Freehold

Council Tax Band - A

Local Authority  
NWCC

# 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](http://sheldonbosleyknight.co.uk)



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