



Sycamore Crescent, Coventry, CV7 8HE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** SNAP UP SYCAMORE ! *** Here is an opportunity to own this semi detached residence occupying a good sized plot with driveway and garage, room to extend (subject to the necessary consents) in the popular semi rural location of New Arley close to open countryside.

The property has been much improved with refitted breakfast kitchen, upgraded bathroom, boiler replacement and would make a lovely family home in this popular village with good amenities in the village, great countryside walks, road links to further a field and an early viewing is recommended.

Gas fired central heating, upvc double glazing, cctv system, electric car charging point and briefly comprising: through hall, refitted breakfast kitchen, lounge / diner, landing, three great sized bedrooms and modern bathroom. Driveway for two cars, gardens to three sides and concrete sectional garage. EPC RATING D.





Key Features

- Semi detached family homes in semi rural location
- Close to open countryside, bridlepaths and amenities
- Potential to extend (subject to consent)
- Improved & well presented
- Breakfast kitchen & lounge / diner
- Three bedrooms & bathroom
- Driveway, garage & gardens to three sides
- EPC RATING D

£185,000

DRAFT DETAILS

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

THROUGH HALL

12'6 x 9'0

With obscured sealed unit double glazed front entrance door, dog leg staircase rising to the first floor accommodation, central heating radiator, laminate wooden flooring, Useful under stairs recess with obscured UPVC double glazed window to the side, opening through into the kitchen and a glazed door through into the lounge / diner.

BREAKFAST KITCHEN

11'3 x 9'5

Having been refitted with a comprehensive range of Shaker style units with stainless steel handles to three walls, comprising: inset one and a half bowl sink with swan neck mixer tap and fitted base unit, Additional base units and drawers with contrasting working surfaces over, built in double oven, four ring hob, stainless steel / glass, chimney style extractor hood, plumbing and space for an automatic washing machine, space for a tumble dryer, space for tall fridge freezer, double glass display cabinet and fitted wall cupboards. UPVC double glazed window to the front, beamed ceiling and laminate wooden flooring.

LOUNGE/DINER

12'4 max x 20'10 max

With two central heating radiators, UPVC double glazed window to the rear, obscure UPVC double glazed rear exit door, laminate wooden flooring and artexed ceiling.

LANDING

With obscure UPVC double glazed window to the side, loft hatch, doors off to all three bedrooms and bathroom.

BATHROOM

8'11 x 5'6

Being fully tiled to the walls and refitted with a modern white suite comprising: P shaped, shower / bath with curved shower screen and shower fitment, pedestal wash hand basin and low flush WC. Chrome heated towel rail, obscure UPVC double glazed window to the front, vinyl floor covering and artexed ceiling.

BEDROOM ONE

12'4 x 11'8

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

BEDROOM TWO

9'5 x 11'8

With central heating radiator, UPVC double glazed window to the front, wall mounted Main boiler which supplies the domestic central heating and hot water systems.

BEDROOM THREE

8'11 x 9'2

With central heating radiator, UPVC double glazed window to the rear and laminate wood flooring.

OUTSIDE

The property sits on a generous plot with potential for extension to the side and rear subject to the necessary consents and has a lawned fore garden, path leading to the front door, fenced boundaries and driveway at the side of the property providing motor vehicle parking for two cars and direct access to the concrete sectional garage. The garage has up and over entrance door. The rear garden has a wooden decked and paved patio, lawn, fenced and walled boundaries and courtesy light.

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 Borough Council

COUNCIL TAX BAND: B

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.

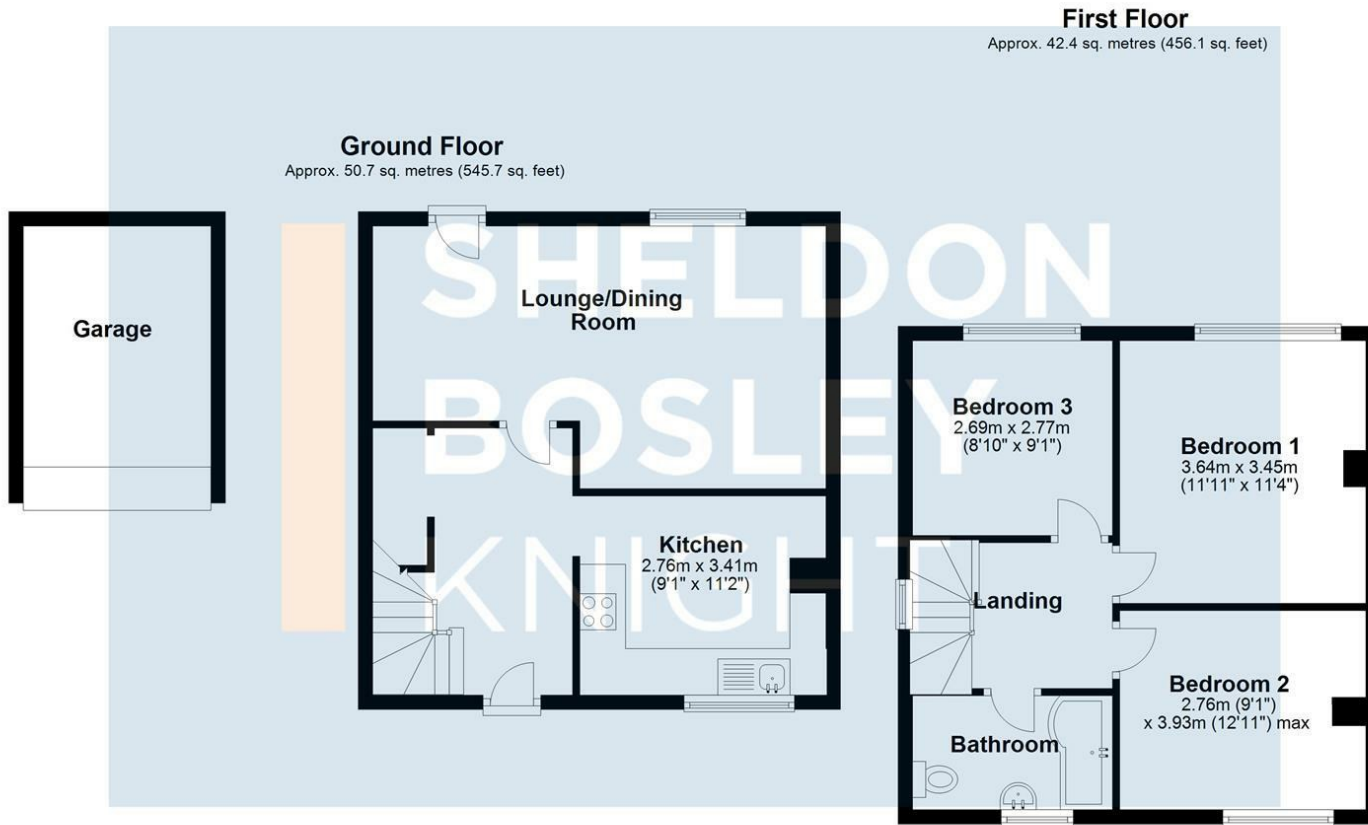
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 93.1 sq. metres (1001.8 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.



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority
North Warwickshire Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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

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