



SHELDON
BOSLEY
KNIGHT
FOR SALE
024 7637 4949
180

Frederick Road, Coventry, CV7 8GQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** PRICED TO SELL *** This is a traditional style middle terraced residence occupying a semi rural spot in this popular village close to open countryside, amenities and road links into Bedworth, Coventry, Nuneaton and further afield.

The property offers deceptively spacious accommodation in a slightly elevated position on the outskirts of New Arley with gas fired central heating, upvc double glazing and whilst requiring some updating and improvement offers tremendous potential for the first time buyer looking to put their stamp into a property and is priced competitively to sell.

Briefly comprising: hallway, full length lounge / dining room with bay window, kitchen area, landing, three good sized bedrooms and bathroom. Lawned foregarden and small fenced rear yard. EPC RATING D.





Key Features

- Traditional style middle terraced
- Popular village & semi rural location
- Close to open countryside and walks
- Gas heating & Upvc Dbl Glazing
- Open plan lounge / diner into kitchen
- Three bedrooms and first floor bathroom
- No upward chain / viewing recommended
- EPC RATING D

£150,000

DRAFT PARTICULARS

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

HALLWAY

With leaded obscured UPVC double glazed front entrance door, leaded UPVC double glazed window to the front, central heating radiator, stairs rising to the first floor accommodation, useful understairs storage cupboard and an opening through into the lounge / diner.

LOUNGE / DINER

26'8 into bay x 11'9 max

With double and single central heating radiators, leaded UPVC double glazed bay window to the front, UPVC double glazed window to the rear and an opening at the rear across into the kitchen.

KITCHEN AREA

6'5 x 9'11

Being partly tiled to the walls and fitted with a range of units to two sides comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, space for a cooker, plumbing and space for an automatic washer machine, plumbing and space for a slim line dishwasher and fitted wall cabinets. Tiled effect vinyl floor covering, central heating / hot water controller, obscured UPVC double glazed rear exit door and UPVC double glazed window to the rear.

LANDING

With doors off to all three bedrooms and the bathroom, smoke alarm and loft hatch.

BEDROOM ONE

11'4 x 9'4

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

BEDROOM TWO

14'9 x 8'8

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

BEDROOM THREE

11'9 x 9'1 max

With central heating radiator and two leaded UPVC double glazed windows to the front.

BATHROOM

9'2 x 6'5

Being fully tiled around the bath and equipped with a white suite comprising: panelled bath with mixer tap, Triton Enrich electric shower fitment and shower screen, pedestal wash hand basin with mixer tap, tiled splashbacks and a low flush WC. Chrome heated towel rail, obscured UPVC double glazed window to the rear and tiled effect vinyl floor covering.

OUTSIDE

The property sits in a slightly elevated position upon Frederick Road and has a lawned fore garden, fenced borders, steps and path leading to the front door and there is a small rear fenced yard with electric charging pod for an EV car.

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

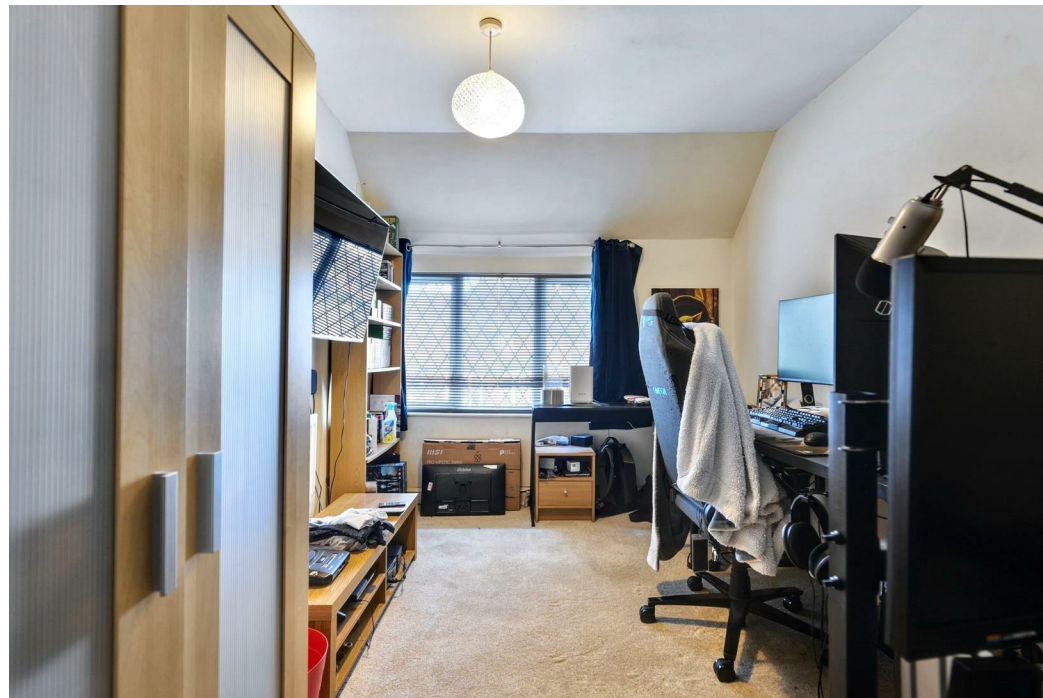
COUNCIL TAX BAND: A

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.

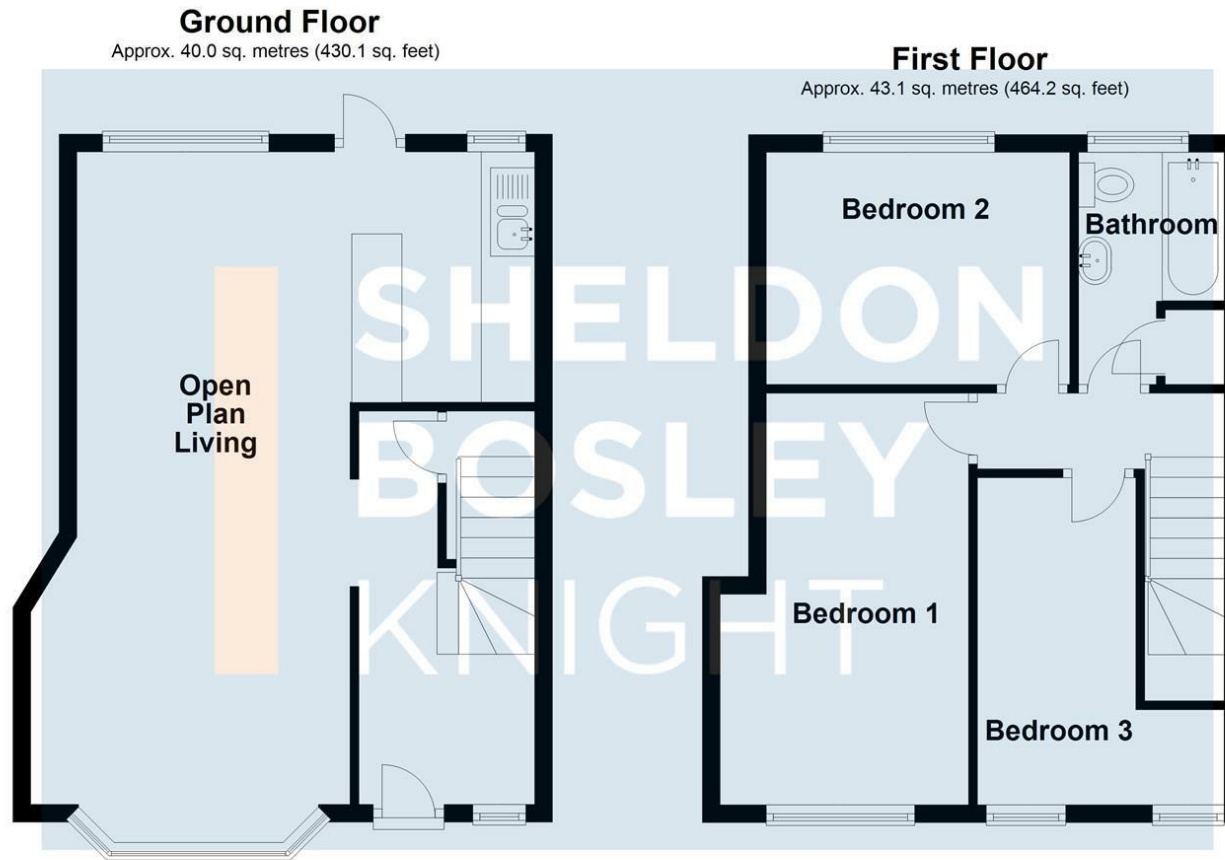
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 83.1 sq. metres (894.3 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 - A

Local Authority
NORTH WARKS

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

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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.