



Charles Street, Coventry, CV7 8GL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** IMPROVED MID TERRACED IN VILLAGE LOCATION *** Here is a traditional style mid terraced residence occupying set in a small cul de sac just off George Street in an elevated position that is offered for sale with no onward chain.

The property offers comfortable and much improved accommodation with gas fired central heating, upvc double glazing, two new entrance doors, new boiler Jan 2024, other improvements and is nicely placed close to open countryside, bridlepaths, local amenities, fantastic road links to further afield and an early viewing is recommended.

Briefly comprising: entrance hall, front lounge, kitchen, rear lobby and ground floor shower room. Landing, three well proportioned bedrooms. Lawned foregarden, service road and rear garden. EPC RATING C.





Key Features

- Traditional style middle terraced home
- Semi rural location close to countryside
- Improved and well presented
- Lounge & kitchen
- Three bedrooms & shower room
- Gardens & potential to extend at rear
- No onward chain / viewing recommended
- EPC RATING C

£156,500

Draft Details

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

Entrance hall

3'6 x 4'2

With obscured sealed unit double glazed composite front entrance door, central heating radiator, laminate wooden flooring, stairs to the first floor accommodation, central heating / hot water controller, smoke alarm and door into the lounge.

Lounge

14'11 max x 11'0 max

With double central heating radiator, two upvc double glazed windows to the front, understairs storage recess and an opening into the kitchen.

Kitchen

8'3 x 7'10

Being party tiles to the walls and fitted with a range of shaker style units to three walls 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 slot in cooker, pace for tall fridge / freezer, plumbing and space for an automatic washing machine, display shelving and fitted wall cabinets. Double central heating radiator, laminate wooden flooring, upvc double glazed window to the rear and an opening into the rear lobby.

Rear Lobby

2'5 x 2'8

With obscured sealed unit double glazed composite rear exit door, laminate wooden flooring and a door through into the ground floor shower room.

Ground floor shower room

5'1 max x 8'0 max

Being fully tiled to the walls and equipped with a white suite comprising: corner shower cubicle with built in shower fitment with hand held and rain head showers, wash hand basin with mixer tap and cupboard below and a low flush wc. Chrome heated towel rail, obscured upvc double glazed window to the rear, tiled flooring and extractor fan.

Landing

With loft hatch and doors off to all three bedrooms.

Bedroom One

12'0 max x 14'0 max

With double central heating radiator, two upvc double glazed windows to the front, laminate wooden flooring and artexed ceiling.

Bedroom Two

11'0 x 7'0

With central heating radiator, upvc double glazed window to the rear and artexed ceiling.

Bedroom Three

8'1 x 7'0

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

Outside

The property sits at the head of a small cul de sac just off George Street and James Street occupying an elevated position with steps and path leading to the front door, lawned foregarden, fenced borders and there is a service leading to the rear garden. There is a concrete yard, service road and elevated rear garden with lawn, two patio areas, timber shed and fenced boundaries.

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 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

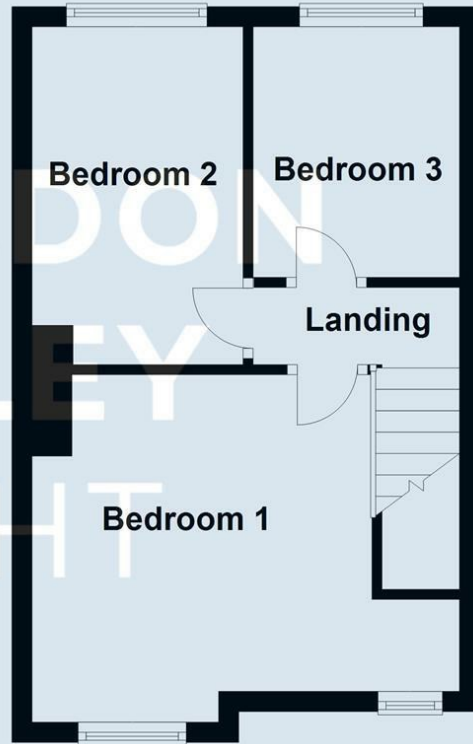
Ground Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.5 sq. feet)



Total area: approx. 57.5 sq. metres (619.3 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 - C

Tenure - Freehold

Council Tax Band - A

Local Authority
North Warwickshire

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

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BLOCK
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DISCLAIMER

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