

**Melville Close, Coventry, CV7 9DG** 



## **Property Description**

NO UPWARD CHAIN - This three bedroom mid terrace home located on Melville Close, Exhall, situated on a pleasant cul de sac, close to local shops, schools and close to the motorway network. Benefitting from gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a family bathroom. Gardens front and rear offered with no chain. COUNCIL TAX BAND A - EPC C











## Approx. 54.2 sq. metres (583.7 sq. feet) Store Store First Floor Approx. 35.4 sq. metres (381.2 sq. feet) Bathroom **Bedroom 1** Kitchen (9'5" x 9'10") 3.07m x 2.43m Lounge/Dining Room 6.73m x 3.22m (22'1" x 10'7") Covered Bedroom 2 Hall 2.98m x 2.00m (9'9" x 6'7") Bedroom 3 1.96m x 2.43m (6'5" x 8')

**Ground Floor** 

Total area: approx. 89.6 sq. metres (964.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using Plan In

## **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.

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## **Key Features**

- NO UPWARD CHAIN
- THREE BEDROOM MID TERRACE
- CUL DE SAC LOCATION
- LOUNGE/DINER KITCHEN
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- WELL PRESENTED HOME
- FREEHOLD COUNCIL TAX BAND A - EPC C

Offers Over £180,000

EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority -NBBC