



## 280 Greendale Road Whoberley, Coventry, CV5 8AZ

A surprisingly spacious ground floor maisonette, currently undergoing full redecoration and upgrading to include new carpeting and a brand new shower room. Enjoying a peaceful location, away from the main road and offered with immediate vacant possession, this delightful home really needs to be seen and should prove to be an excellent first purchase or alternatively perfect for anyone considering downsizing. Briefly the property which includes both electric heating and double glazing offers a generous lounge/diner, two very good sized bedrooms, well fitted kitchen with built-in oven and hob and a stunning shower room.. There is a front and enclosed rear garden and a garage in a nearby block. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Greendale Road sits to the western side of the city, leading directly from Brookside Avenue, close to the Allesley Old Road. The local area enjoys a selection of daily amenities including various shops, particularly those found in Allesley Park, regular city centre bus services and popular schools for all ages. Access to the A45 is easily available.

£149,950

# 280 Greendale Road

Whoberley, Coventry, CV5 8AZ



- SPACIOUS GROUND FLOOR MAISONETTE
- STYLISH NEW SHOWER ROOM
- NEARBY GARAGE AND PARKING
- PROFESSIONALLY DECORATED AND IMPROVED
- TWO DOUBLE SIZED BEDROOMS
- NO CHAIN, VIEWING ESSENTIAL
- ELECTRIC HEATING, DOUBLE GLAZING
- FRONT AND REAR GARDENS

## ON THE GROUND FLOOR

### Entrance Hall

11'7 x 11' max measurements

### Spacious Lounge/Diner

16'4 x 11'9

### Well Fitted Kitchen

11'3 x 7'4

### Brand New Shower Room

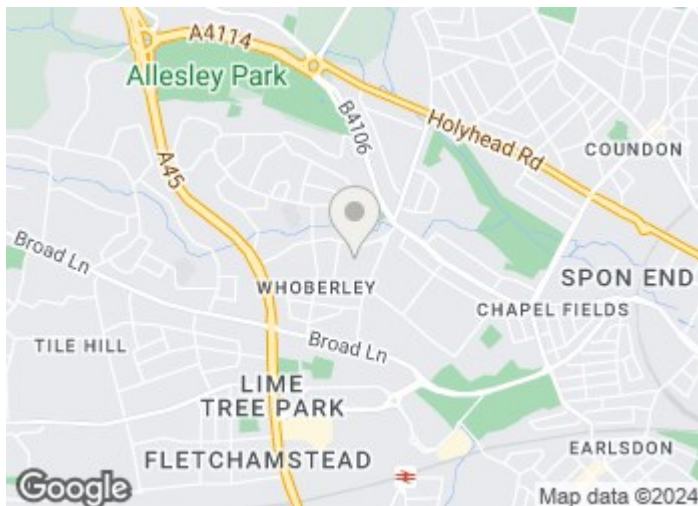
8'7 x 5'8

### Bedroom No.1

12'9 x 11'9

### Bedroom No.2

9'8 x 8'6



[Directions](#)



# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	