



5 Peveril Drive, Styvechale, Coventry, CV3 6NQ

£270,000

cartwright  
hands

# 5 Peveril Drive, Styvechale

Coventry, CV3 6NQ

- Lounge
- Kitchen
- Shower Room
- Garden
- Garage.
- Driveway
- Freehold
- EPC D (66)

This two bedroom semi-detached bungalow is situated in a sought after location in Styvechale with easy access to the city centre as well as the local shops and amenities.

The accommodation features: entrance hall, lounge, kitchen, two bedrooms and shower room. Externally there is a garden to the front and rear as well as a driveway and a single garage.

The property is offered with no onward chain.



**Entrance hall**

Door to side, doors to lounge, kitchen, bedrooms and shower room.

**Lounge**

Sliding doors to rear garden, fireplace, radiator.

**Kitchen**

Double glazed window to side, range of wall and base unit cupboards, single bowl stainless steel sink and drainer, integrated four ring electric hob, integrated electric oven, wall mounted gas central heating boiler, opaque double glazed door to rear garden.

**Shower Room**

Opaque double glazed windows to side, shower tray with electric shower, low level WC, wash hand basin, radiator.

**Bedroom 1**

Double glazed window to front, radiator.

**Bedroom 2**

Double glazed window to front, radiator.

**Garden**

Patio area leading to flower beds with plants, bushes and trees enclosed by timber fence boundary.

**Garage**

Up & over door to front and driveway providing parking for several cars.

**Services**

We believe all mains services are connected to the property (not tested).

**Council Tax Band**

Council Tax Band D. Coventry City Council.



## Ground Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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