



**Foleshill Road, Little heath
Coventry CV6 5HN
Open To Offers £160,000**

***** NO UPWARD CHAIN ***** Pointons Estate Agents are pleased to welcome to market this traditional three bedroom end terrace home on Foleshill road, Coventry, close to local shops, schools and further amenities. This property benefits from gas central heating and double glazing throughout. In brief the residence comprises of: a living room, dining room and kitchen To the first floor there are two double bedrooms a single bedroom and the family bathroom. Further more a loft room on the second floor. Outside the property to front is a small enclosed garden, to rear a patio mostly paved garden. This property would make an excellent investment purchase. Viewings are strictly via the agent. EPC- E



Lounge

13'9" x 9'11" (4.19m x 3.02m)

Bay window to front, fireplace, single radiator.

Dining Room

12'2" x 14'1" (3.71m x 4.30m)

Window to rear, fireplace, door to stairs to first floor, door to;

Kitchen

12'4" x 9'1" (3.76m x 2.76m)

Window to side, two windows to rear, door to lean to and garden.

Bedroom 1

12'0" x 13'4" (3.67m x 4.07m)

Two double glazed windows to front, single radiator.

Bedroom 2

13'0" x 10'2" (3.96m x 3.11m)

Double glazed window to rear, single radiator.

Bedroom 3

6'9" x 9'0" (2.05m x 2.75m)

Double glazed window to rear, single radiator.

Bathroom

6'2" x 4'11" (1.90 x 1.50)

Three piece suite comprising of a panelled bath, pedestal wash hand basin and close coupled WC.

Loft Room

15'9" x 14'0" (4.80m x 4.27m)

Double glazed window to side.

External

To the front: A small enclosed garden

To the rear: A tiered garden with a patio area and mostly laid to lawn

Disclaimer

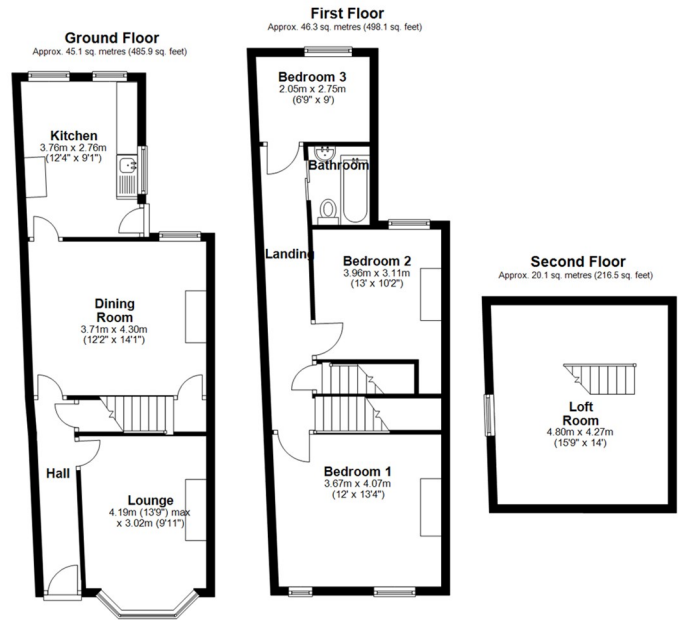
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Tenure

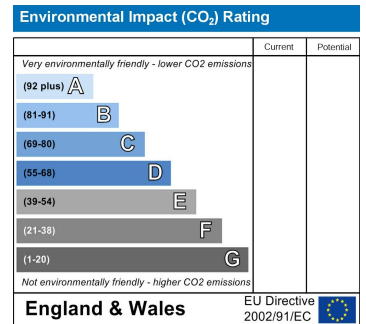
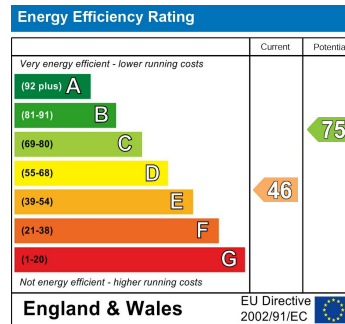
Freehold / Council Tax -A / EPC - E

Additional information

The property benefits of fitted solar panels reducing the energy usage. Also a advertisement billboard generating additional revenue of £1200 per annum



Total area: approx. 111.5 sq. metres (1200.5 sq. feet)



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
 CV11 4AL
024 7637 3300
 nuneaton@pointons-group.com

109 New Union Street
COVENTRY
 CV1 2NT
024 7663 3221
 coventry@pointons-group.com

74 Long Street
ATHERSTONE
 CV9 1AU
01827 711911
 atherstone@pointons-group.com

