



**11 Tanners Grove, Coventry  
CV6 6QD  
Guide Price £250,000**

Pointons are proud to offer this three bedroom mid terrace townhouse in ash green. The property is situated in a quiet cul-de-sac close to schools, amenities and motorway network links.

In brief the property comprises of; an entrance hallway, modern fitted kitchen, ground floor WC, spacious lounge with patio doors to garden.

On the first floor, you will find the first two bedrooms with the family bathroom fitted with a three-piece suite, on the second floor you will find the master bedroom within an ensuite shower room.

Externally, the property offers a double driveway with parking and EV charger to the front and a patio and lawn garden to the rear.  
EPC - C / Council Tax - B





#### Entrance Hall

16'4" x 7'3" (4.98m x 2.21m)

Entrance door leading into the property, alarm panel, stairs to first floor door to:

#### Kitchen

9'10" x 10'2" (2.99m x 3.10m)

Modern fitted kitchen with matching base and eyelevel units, one and a half bowl composite sink, five ring integrated gas hob with extractor fan above, integrated eyelevel oven, breakfast bar, window to front and single radiator

#### WC

2'11" x 6'2" (0.91m x 1.88m)

Hand wash basin with tiled splashback, close coupled WC with under stair stairs storage

#### Living Room

16'11" x 13'9" (5.15m x 4.19m)

Patio door and windows to rear, vaulted ceiling with two velux windows, radiator to side

#### Bedroom 2

10'0" x 13'9" (3.05m x 4.19m)

Two windows to front, Integrated wardrobe, radiator to front

#### Bedroom 3

9'3" x 9'11" (2.81m x 3.02m)

Window and radiator to rear

#### Bathroom

5'10" x 6'7" (1.78m x 2.00m)

Fitted with a three-piece matching suite consisting of a deep panelled bath with mixer tap and shower hose, hand wash basin with close coupled WC, window to rear radiator to side

#### Landing

7'1" x 5'9" (2.17m x 1.76m)

#### Master Bedroom

25'11" x 6'7" (7.90m x 2.01m)

Integrated wardrobes, window and radiator to rear, window and Velox window to front, door to storage, loft hatch, door to

#### Bathroom

9'1" x 6'10" (2.77m x 2.08m)

Fitted with a three-piece suite, a fully tiled shower cubicle, close couple WC and hand wash basin, window to front radiator to side

#### Tenure

Freehold

Floor area: 1181.90 sqft

Energy efficiency rating: C

Council tax band: B

Year built: 2004

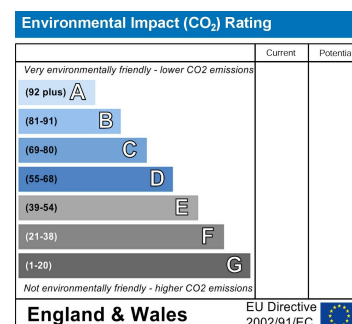
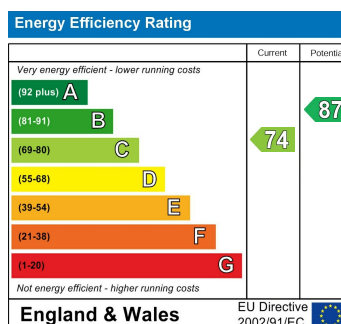
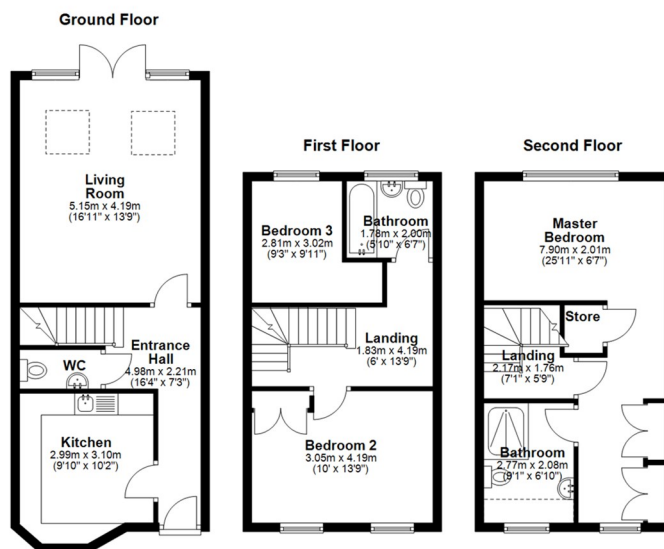
Vendor Position, Looking

Loft: Insulated

Heating: Gas central heated

#### 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.



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