



**27 Davies Road, Exhall
CV7 9GJ
Guide Price £310,000**

*** NO UPWARDS CHAIN *** POTENTIAL TO EXTEND (STPP) ***

Pointons are proud to offer the four bedroom detached corner plot house in the quiet cul-de-sac location of Davies road. close to network links and local amenities, this property is a perfect buy for a growing family.

In brief the property comprises of; a spacious entrance hall, large lounge/diner and modern fitted kitchen, ground floor w/c and even more potential to extend to the side and rear (STPP)

To the first floor, you will find four double bedrooms all benefiting from built-in wardrobes, the family bathroom is fitted with a three piece suite.

Externally, the property offers a driveway for multiple vehicles to the front with an EV charger. A patio and a fully enclosed lawned garden to the rear and a additional car port to the side. EPC - tbc / COUNCIL TAX - D



Porch

4'6" x 6'0" (1.36m x 1.83m)

Window to side, window to front, door to:

Entrance Hall

17'5" x 6'0" (5.32m x 1.83m)

Central heating thermostat, stairs to first floor, door to:

Kitchen

17'5" x 7'8" (5.32m x 2.33m)

Fitted with a matching range of base and eye level units with worktop space over, a single drainer and mixer tap, plumbing for washing machine, integrated hob/cooker, space for fridge /freezer, window to side, side door to garden.

Lounge/Dining Room

11'5" x 22'7" (3.48m x 6.88m)

Window to rear, internet and tv cable, rear door to garden, radiator to side.

WC

3'6" x 8'3" (1.06m x 2.52m)

Fitted with a two piece suite, comprising of a close couples WC and pedestal hand wash basin

Garage

18'5" x 8'3" (5.62m x 2.52m)

Up and over door.

Bedroom 1

11'5" x 11'0" (3.49m x 3.36m)

Window to rear, integrated wardrobes.

Bedroom 2

11'5" x 11'3" (3.49m x 3.42m)

Window to rear, integrated wardrobes.

Bedroom 3

17'5" x 7'11" (5.31m x 2.41m)

Window to front, integrated wardrobes.

Bedroom 4

10'5" x 10'10" (3.18m x 3.30m)

Window and radiator to front, built in wardrobe.

Family Bathroom

6'8" x 7'10" (2.04m x 2.40m)

Window to side, Panelling to all walls, single radiator, three piece suite with deep panelled with electric shower, toilet and pedestal wash basin.

Good to Know

House - Detached

Tenure: Freehold

Floor area: 1399.80 sqft

Energy efficiency rating: tbc

Council tax band: D

Year built: 1970

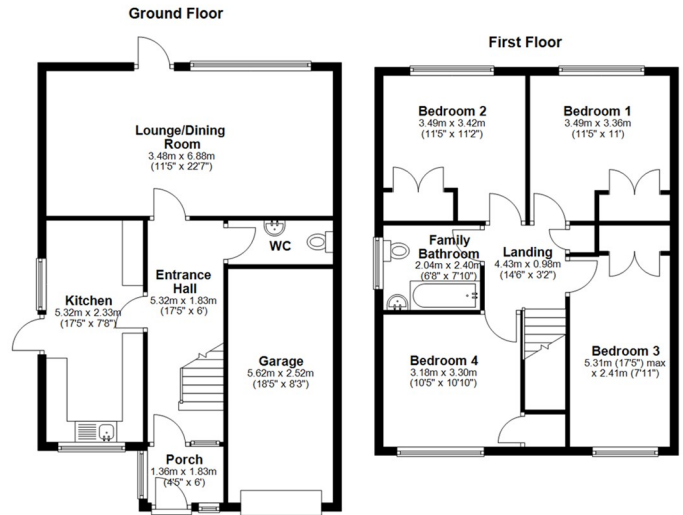
Vendor Position, NO CHAIN

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.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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