

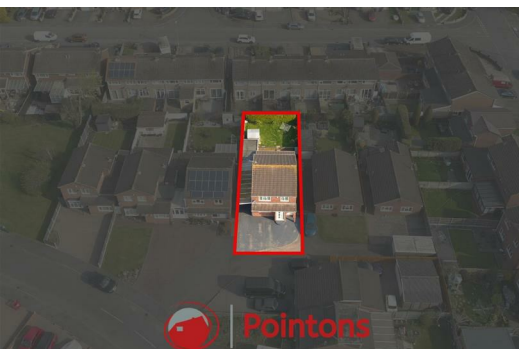


**21 The Larches, Exhall
CV7 9NF
Offers Over £345,000**

Pointons are proud to bring to the market this four bedroom detached family home situated in the popular location of Exhall. Close to local amenities and network links

In brief the property comprises of; an entrance porch leading to the hallway, a ground floor fully tiled shower room, three reception rooms and an open plan kitchen/diner. To the first floor, you will find four bedrooms with three bedrooms benefiting of built-in wardrobes and fully tiled family bathroom fitted with a three-piece suite

Externally, the property offers a driveway for multiple vehicles and to the rear a fully enclosed patio and raised lawn with access to the garage. EPC - C / Council tax -D



Entrance Hall

13'7" x 9'2" (4.15m x 2.79m)

Entrance porch to PVC and glass panel door entering to hallway, radiator to side, stairs to 1st floor, doors to

Shower Room

6'4" x 4'4" (1.93m x 1.33m)

Full tiling to floor and walls, consists of an open shower with an electric power shower and glass screen, shelving, hand wash basin and close coupled WC, window to front radiator to side

Living Room

14'11" x 10'5" (4.54m x 3.17m)

Window and radiator to front, coving to ceiling, Internet and TV ports, folding doors to

Dining Room

10'2" x 8'7" (3.11m x 2.64m)

Window and radiator to sides, open plan to

Kitchen

8'10" x 9'9" (2.70m x 2.97m)

Fitted with matching base and eyelevel units with worktop, one and a half bowl composite sink with mixer tap and drainer, space for range cooker with fitted extractor, space for American style fridge freezer, window to rear, radiator to side, door to garden

Reception Room

11'6" x 10'11" (3.50m x 3.32m)

Radiator to rear window to side, TV and Internet port, coving to ceiling, door to Hallway, open plan to

Reception Room

8'10" x 9'10" (2.70m x 2.99m)

French doors to garden, radiator to side, coving to ceiling, two wall lights.

Bedroom 1

11'1" x 10'5" (3.39m x 3.18m)

Fitted with a six door wardrobe, window and radiator to rear, coving to ceiling, Artex on ceiling

Bedroom 2

8'2" x 10'5" (2.49m x 3.17m)

Fitted with a four-door wardrobe, window and radiator to front, coving and artex to ceiling.

Bedroom 3

10'6" x 9'2" (3.19m x 2.79m)

Window and radiator to front, coving to ceiling, loft hatch

Bedroom 4

11'1" x 9'1" (3.39m x 2.78m)

Window and radiator to rear, integrated wardrobe, coving and artex to ceiling

Bathroom

6'0" x 6'6" (1.84m x 1.99m)

Family bathroom, fully tiled family bathroom to walls and floor, comprising of a deep panel bath with mixer tap and shower hose, electric shower fitted above bath, storage WC and wash basin with close coupled WC, wall mounted mirrored unit, radiator to rear window to side, door to boiler cupboard

External

To the front driveway for multiple vehicles with a carport leading to the garage

To the rear, a spacious patio area with a wall leading to a raised lawn garden with access to a shed and door to the garage

Good to Know

House - Detached

Tenure: Freehold

Floor area: 1399.32 sqft

Energy efficiency rating: C

Council tax band: D

Year built: 1967

Vendor Position, NO CHAIN

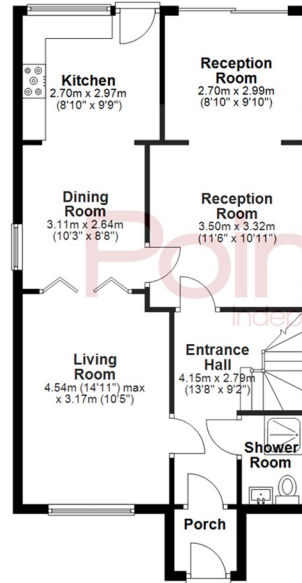
Loft: Insulated

Heating: Gas central heated

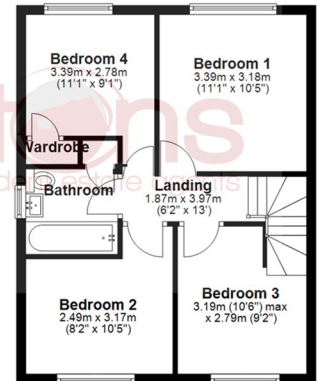
Disclaimer

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.

Ground Floor

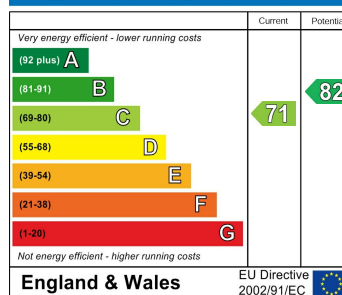


First Floor

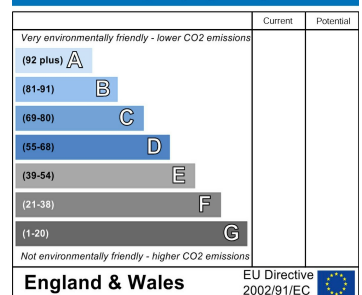


All floor plans are for a guide of the layout and not to scale
Plan produced using PlanItUp.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

