



**127 Farren Road, Coventry
CV2 5EH
Guide Price £225,000**

*** NO UPWARDS CHAIN *** Pointons Estate Agents are pleased to welcome to market this three bedroom mid terrace home on Farren Road in Wyken. Next to Caludon Castle Park and close to local shops, schools and further amenities. This property benefits from gas central heating and double glazing throughout

In brief this property comprises of; an entrance hall, large through lounge/diner and kitchen. To the first floor there are two double bedrooms and a further single bedroom. A three piece suite family bathroom. Garden to the rear with access to a garage. Driveway to the front. EPC C / Council tax - B



Porch

Entrance door to property, window to front, door to:

Entrance Hall

12'4" x 6'7" (3.76m x 2.00m)

Stairs to first floor, central heating thermostat, door to:

Lounge/Dining Room

24'11" x 10'1" (7.59m x 3.07m)

Bay window to front, fireplace, double doors to garden, door to:

Kitchen

17'1" x 6'7" (5.21m x 2.00m)

Fitted kitchen with matching base units, one and a half bowl stainless steel sink, four ring integrated electric hob, integrated electric oven, space for a washing machine and fridge freezer, window to rear, door to garden/

Bedroom 1

13'3" x 9'0" (4.05m x 2.75m)

Bay window and radiator to front, chimney stack.

Bedroom 2

11'3" x 10'1" (3.43m x 3.07m)

Window and radiator to front, chimney stack.

Bedroom 3

8'0" x 6'5" (2.44m x 1.96m)

Window and radiator to front,

Bathroom

6'0" x 5'5" (1.82m x 1.64m)

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

External

Garage to rear. Up and over door from rear, door to garden within property boundary

Driveway for one vehicle to the front

Good to know

Tenure: Freehold

Floor area: 850 sqft

Energy efficiency rating: D

Council tax band: B

Year built: 1935

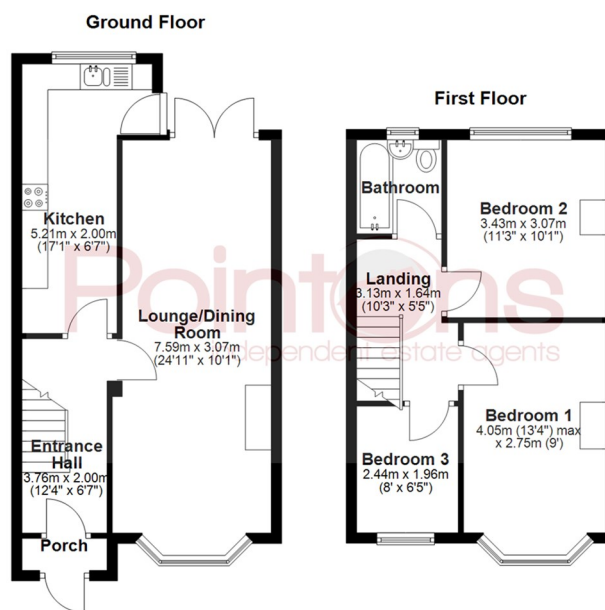
Vendor Position, Chain Free- Property vacant

Loft: Insulated

Heating: Gas central heating

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 PlanItUp.

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	

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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