



**49 Jacklin Drive, Coventry
CV3 6QG
Guide Price £525,000**

After 26 years Pointons are proud to bring to the market this stunning large four bedroom detached property in the popular location of Finham. The property is situated within the quiet desirable cul-de-sac location Jackline Drive, close to two top rated schools including a primary and a secondary, this property is a perfect home for a growing family.

In brief the property comprises of; an entrance hallway, a ground floor WC, a large lounge with up to 32sqm of living space, a generous kitchen diner with integrated appliances and plenty of cupboard and worktop space.

First floor, you would find a large landing with natural light, four double bedrooms with all bedrooms benefiting of built in wardrobes, the family bathroom which is fitted with a four piece of sweet to include a deep power bath and shower cubicle.

Externally to the front the property has a double driveway with access to the garage and to the rear a well maintained lawn garden with mature shrubs either side with the beautiful sounds of nature throughout the day.

A viewing of this property is highly recommended to appreciate the size, location and potential this property has to offer.



Lounge/Dining Room

21'1" x 21'0" (6.43m x 6.40m)

Large lounge with 32m² of living space, feature brick wall and fireplace to side, two windows to front, open plan to dining area, TV and Internet ports, door to;

Kitchen/Dining Room

21'1" x 11'3" (6.43m x 3.43m)

Fitted with matching base and eye level units with Work top over, a double bowl stainless steel sink with mixer tap and drainer, a eyelevel integrated double oven, a 5-ring gas hob with stainless steel splashback and extractor fan above, integrated dishwasher, integrated washing machine, space for a freestanding for a fridge/freezer, tiled splashback around worktop area, window to rear, radiator to side, door to garden

WC

Fitted with a two piece suite consisting of a pedestal hand wash basin with individual taps and and tile splashback, a close coupled WC, radiator to side

Bedroom 1

11'0" x 13'1" (3.36m x 3.99m)

Spacious double bedroom with integrated wardrobes, window and radiator to rear.

Bedroom 2

13'8" x 8'8" (4.17m x 2.64m)

Spacious double bedroom with integrated wardrobes, window and radiator to front.

Bedroom 3

9'9" x 12'7" (2.98m x 3.83m)

Spacious double bedroom with integrated wardrobes, window and radiator to rear.

Bedroom 4

9'9" x 10'8" (2.98m x 3.24m)

Spacious double bedroom with integrated wardrobes, window and radiator to front.

Family Bathroom

7'9" x 10'2" (2.37m x 3.10m)

Fitted with a four piece sweet consisting of a deep panelled bath, a separate fully tiled shower cubicle with electric shower, a combination vanity hand wash basin and WC, tiling to all wall walls, shower rail with curtain above bath

Good to Know

Tenure: Freehold

Floor area: 1607 sqft

Energy efficiency rating: D

Council tax band: E

Year built: 1967-1975

Vendor Position, NO CHAIN

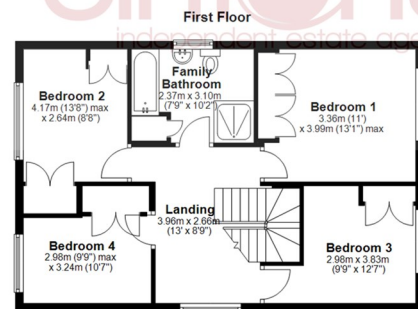
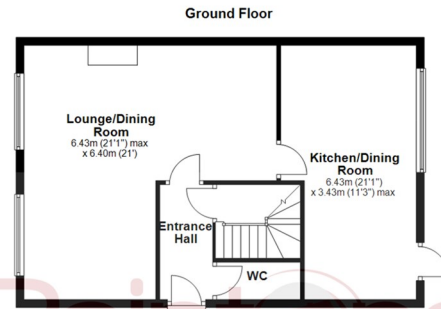
Loft: Insulated & boarded

Heating: Gas central heated

New fitted consumer unit and certificate

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		

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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