



**5 Earls Wood Drive, Keresley End
CV7 8RQ
Guide Price £329,995**

Pointons are proud to offer this three bedroom Semi detached new build townhouse in Keresley. The property is situated in a quiet cul-de-sac close to schools, amenities and motorway network links and comes with integrated appliances, extended garden patio and has no chain

In brief the property comprises of; an entrance hallway, spacious lounge modern fitted kitchen with patio doors to garden and ground floor utility & WC, 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 access to a garage to the front and a patio and lawn garden to the rear.
EPC - B / Council Tax - C



Entrance Hall

13'8" x 6'7" (4.16m x 2.00m)

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

Living Room

13'8" x 10'5" (4.16m x 3.17m)

Window & radiator to front with fitted horizontal blinds, single pendant light, door to:

Kitchen/Diner

9'1" x 13'6" (2.77m x 4.11m)

Modern fitted kitchen with matching base and eyelevel units, one and a half bowl composite sink, integrated gas hob with extractor fan above, integrated eyelevel double oven, fridge/freezer and dishwasher. Additional cupboards added, window to rear, radiator to side, Storage cupboard, French doors to garden.

Utility & WC

5'7" x 7'0" (1.70m x 2.13m)

Fitted worktop with base level unit, integrated washing machine, Hand wash basin, close coupled WC

Bedroom 2

9'5" x 13'6" (2.88m x 4.11m)

Window & radiator to front.

Bedroom 3

11'9" x 6'11" (3.57m x 2.11m)

Window & radiator to rear, storage cupboard/ wardrobe.

Family Bathroom

7'1" x 6'11" (2.17m x 2.11m)

Fitted with a three-piece suite comprising of a deep panelled bath with mixer taps, shower head, hose and split glass screen, half tile surrounding to walls, hand wash basin and close coupled WC. Radiator to side.

Landing

6'2" x 6'3" (1.88m x 1.90m)

Master Bedroom

20'8" x 13'6" (6.31m x 4.11m)

Box window to front, fitted wardrobe with sliding door, door to:

En-suite Shower Room

7'2" x 4'8" (2.18m x 1.41m)

Fitted with a three-piece suite, including shower cubicle with fully tiled surround, hand wash basin, close coupled WC. Window & radiator to rear.

Garage

21'11" x 11'1" (6.69m x 3.38m)

Up and over door, electric consumer unit, fitted light.

Good to Know

Freehold

Floor area: 1227.10 sqft

Energy efficiency rating: B

Council tax band: C

Year built: 2023

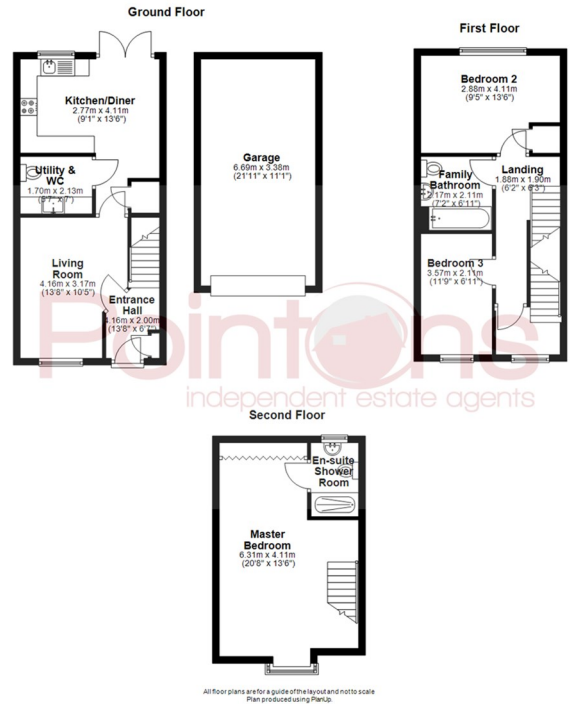
Vendor Position, Found Onwards

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.



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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