

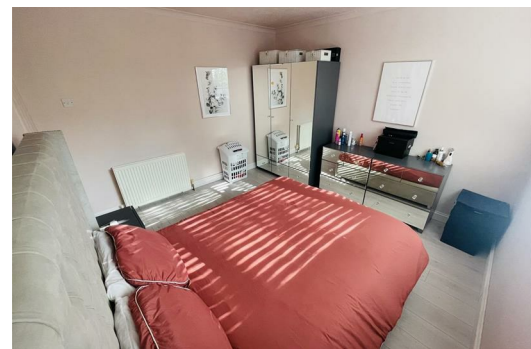


Halifax Close, Allesley Coventry CV5 9NZ Offers Over £250,000

Nestled in the charming area of Halifax Close, Allesley, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed for both functionality and comfort. One of the standout attributes of this property is the parking arrangement, which accommodates two vehicles, along with a garage situated at the rear. This added convenience is a rare find and will surely appeal to those with multiple cars or who require extra storage space.

Offered with no chain, this home allows for a swift and uncomplicated purchase process, making it an ideal choice for those eager to settle in without delay. The surrounding area of Allesley is known for its community spirit and accessibility to local amenities, schools, and parks, enhancing the overall appeal of this residence.



Porch

Double glazed French style double doors, tiled flooring and door to:

Entrance Hall

Double glazed window to side, radiator, wood block flooring, stairs to first floor landing, doors to:

Lounge/Dining Room

23'3" x 13'7" (7.09m x 4.15m)

Double glazed window to front, double radiator, radiator, wood block flooring, telephone point, double glazed French style double doors to garden

Kitchen

9'6" x 8'1" (2.89m x 2.47m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, ceramic tiled flooring, opening understairs storage cupboard and door to:

Side Porch

Ceramic tiled flooring, door to garden, double glazed door to front.

Landing

Double glazed window to side, wooden laminate flooring, textured ceiling, access to loft space, doors to:

Bedroom

11'7" x 10'10" (3.53m x 3.30m)

Double glazed window to front, double radiator, wooden laminate flooring, coving to textured ceiling.

Bedroom

11'4" x 10'10" (3.45m x 3.30m)

Double glazed window to rear, double radiator, wooden laminate flooring, textured ceiling.

Bedroom

8'5" x 6'6" (2.56m x 1.98m)

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling.

Family Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin with mixer tap, shower enclosure and low-level WC, ceramic tiling to all walls, shaver point, opaque double glazed windows to rear and side, heated towel rail, textured ceiling.

Boiler Cupboard

Wall mounted combination boiler serving heating system and domestic hot water.

Outside

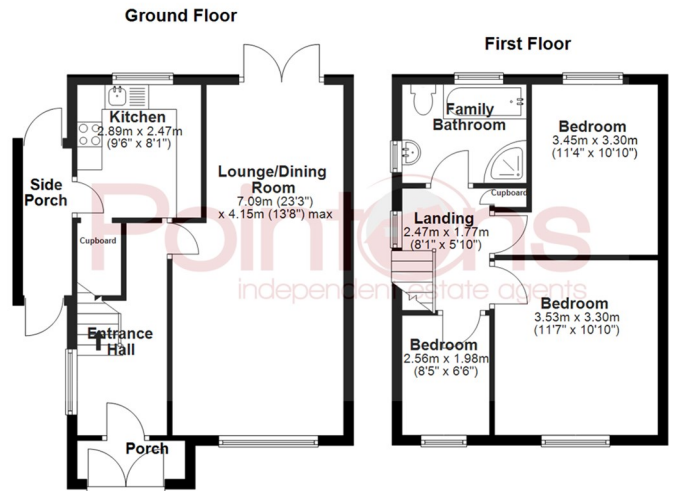
To the rear is patio area made of porcelain tiles, lawn, borders, pedestrian access leading to parking and personal access to sectional garage with up and over door. To the front is a laid to lawn with path leading to entrance

General Information

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. Council tax band C payable to Coventry City Council

Stamp Duty

Should you agree this property purchase at £255,000 the stamp duty for a first time buyer is calculated at £0.00, for home movers it would be £2750.



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		67	82
		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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