



**268 Henley Road, Henley Green
Coventry CV2 1AX
Asking Price £229,950**

Pointons Estate Agents are pleased to offer this extended, traditional semi detached property located in a popular suburb of Coventry benefiting from gas central heating and double glazing. In brief the accommodation comprises Entrance hall, guest w.c., lounge / dining room and extended breakfast kitchen. To the first floor there are three bedrooms and family shower room. Outside is a large enclosed garden to rear and to the front is an enclosed block-paved driveway providing parking for several vehicles and double gates leading down the side. This property requires an internal viewing. Offered with NO CHAIN.



Entrance

Via double glazed entrance door with matching side panels leading into:

Entrance Hall

Double radiator, stairs to first floor landing and doors to:

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC.

Lounge/Dining Room

27'11" x 11'5" (8.52m x 3.49m)

Double glazed square bayed window to front, living flame effect electric set in feature surround and marble effect hearth, two double radiators, telephone point, TV point, coving to textured ceiling, sliding door leading to:

Kitchen/Breakfast Room

19'5" x 17'5" (5.93m x 5.30m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge, freezer and tumble dryer, gas point for cooker, two double glazed windows to side, double glazed window to rear, two double radiators, double glazed door with matching side panel to garden, double glazed door to side, opening to Storage cupboard.

Storage Cupboard

Obscure double glazed window to side.

Landing

Obscure window to side, access to loft space, folding door to Bedroom, folding door to:

Bedroom

12'5" x 10'11" (3.78m x 3.32m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, double radiator.

Bedroom

12'8" x 9'11" (3.86m x 3.02m)

Double glazed window to rear, double radiator.

Bedroom

8'10" x 7'6" (2.70m x 2.29m)

Double glazed window to rear, fitted wardrobes with hanging rails and shelving, wall mounted concealed gas combination boiler serving heating system and domestic hot water.

Shower Room

Fitted with piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and ceramic tiling to all walls, extractor fan, obscure double glazed window to front.

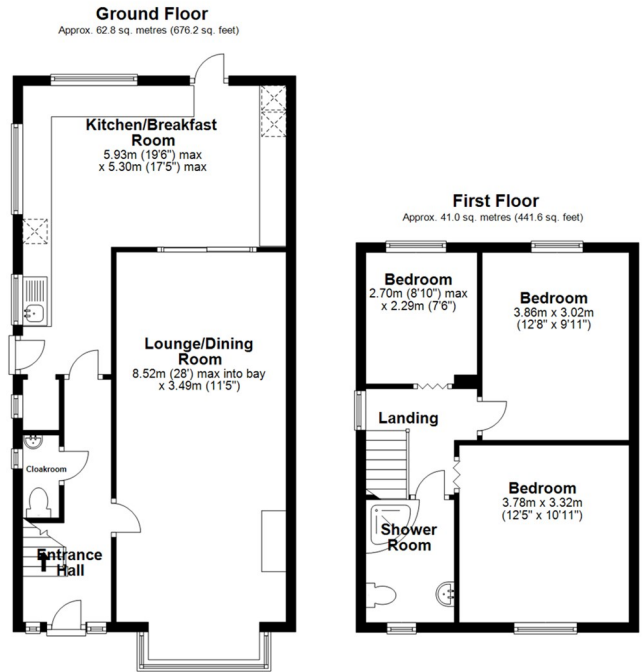
Outside

To the rear of the property is an enclosed garden mainly laid to lawn and paved patio. Accessed via double gates extending for vehicular access. To the front is an enclosed driveway with hedge and further gates being tarmac


and block-paved driveway providing parking and access to entrance and side.


General

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.



Total area: approx. 103.9 sq. metres (1117.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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