



Tennyson Road Wyken Coventry CV2 5JB
£255,000

Benburys
SALES AND LETTINGS

Benburys are pleased to present this extended three bedroom mid terraced family home in Poets Corner. To the ground floor are two reception rooms, kitchen, shower room and additional bedroom/study. Upstairs are two double and one single bedroom and a family bathroom with shower over bath. The property benefits from gas central heating, double glazed windows and a driveway to the front of the property. Rear enclosed spacious garden which leads to a garage that provides additional storage or a secure space for your car.

Entrance
21'7" x 5'2" (6.588 x 1.581)

Carpeted floor, double central heating radiator, doors off to the reception rooms, shower room and downstairs bedroom/study.

Lounge
14'0" x 10'5" (4.280 x 3.192)

Carpeted floor, double radiator, feature fireplace, double glazed bay window to front aspect.

Dining room
11'1" x 10'11" (3.386 x 3.352)

Carpeted floor, double central heating radiator, door leading into kitchen

Kitchen
11'1" x 8'4" (3.383 x 2.560)

Fitted with range of matching wood wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for upright fridge freezer along with plumbing for washing machine, finished with tiled flooring.

Downstairs bedroom/study
12'7" x 7'7" (3.840 x 2.316)

Carpeted floor, single radiator, double glazed window to rear aspect

Shower room
6'4" x 2'5" (1.950 x 0.762)

Low level WC, wash hand basin, shower cubical with electric shower, fully tiled walls

Landing

Neutrally painted landing area has doors that lead to the bedrooms and bathroom.

Family bathroom
7'8" x 5'4" (2.346 x 1.645)

Fitted with pink suite which features a panel bath with shower-mixer on the taps and a shower curtain. Low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heating radiator, laminate flooring and a doubled glazed window to the rear aspect.

Bedroom 1
14'4" x 10'11" (4.389 x 3.352)

This good size double room enjoys ample space for wardrobes and other furniture with central heating radiator, carpeted flooring and double glazed bay window overlooking the front aspect of the property.

Bedroom 2
10'5" x 10'11" (3.181 x 3.340)

Double room featuring adequate space for wardrobes and units with central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

Bedroom 3
8'1" x 5'1" (2.468 x 1.557)

This room offers adequate proportions for a single bed or could be used as a great study/office space. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

Rear garden

A spacious rear garden with slabbed patio, steps down to a lawned area with a path leading to the garage.

Garage

A brick-built garage located at the rear of the property, featuring an electric up-and-over door for convenience and an additional side access door.

Agency Notes

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

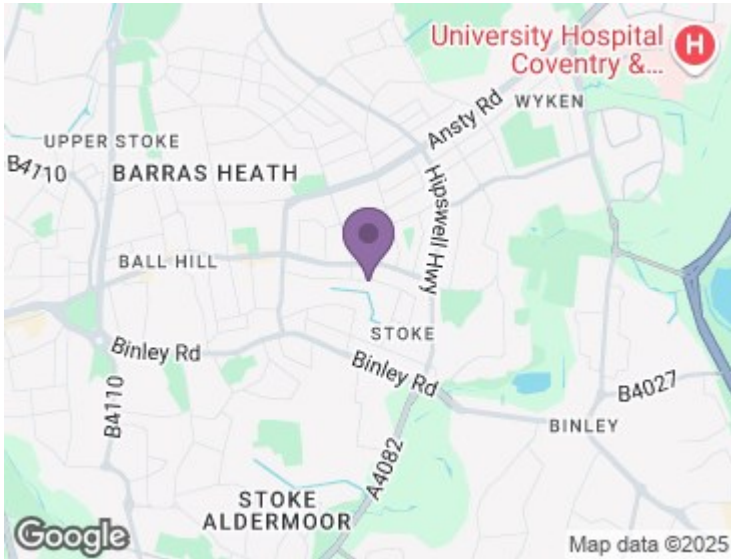
Viewings

We would be delighted to show you around this property. If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



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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	
(1-40) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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