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# For Sale

Tel: 024 7635 7645



**£225,000**

36 John Shelton Drive, Holbrooks, Coventry CV6 4PE



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KEY ESTATE AGENTS

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Welcome to this lovely semi detached home in Coventry. This three bed property offers a great location close to local schools, the Coventry Arena and shopping centre and is a stones throw away from a green area perfect for taking the dog a walk!

The property has a welcoming porch, great for kicking off your shoes and coat before going to relax in the comfortable living room. You can easily fit in two sofas, a TV unit and other furniture. The kitchen is large and has a built in cooker and hob, plenty of worksurface space and a unique layout, utilising all available space. You also are left with plenty of space for a dining table for family meals and gatherings. The garden is a good size and is walled. The patio area is spacious and perfect for patio furniture, your barbeque and for entertaining family and friends in the summer months. The additional garage and driveway mean plenty of parking and storage space!

Upstairs are three generous bedrooms. The master is the largest room with plenty of space for a king bed and extra furniture. All rooms are a good size and the second bedroom has a sloping cottage style roof with dormer window, making it feel extra cosy and quaint. A perfect property for first time buyers.

Don't miss out on the opportunity to view this lovely home.

Council Tax Band: B

EPC: C

Tenure: Freehold

### Entrance



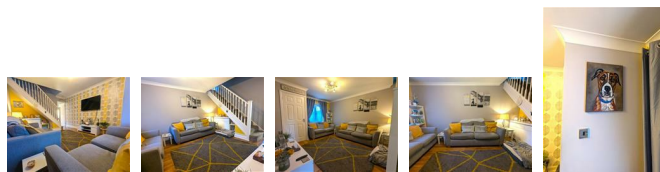
Paved driveway and green lawn secluded by evergreen hedge lead to the quaint exterior of this property.

### Porch 3'10" (1.18 )

Enter into a handy, welcoming porch with plenty of

space for shoes, coats and the dogs harness and lead to be hung.

### Living Room 15'10" x 11'3" (4.85 x 3.44)



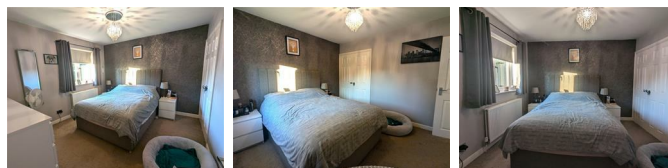
The living room is spacious and has a very cosy homely feel. Plenty of space for sofas, furniture and TV.

### Kitchen 10'8" x 11'3" (3.255 x 3.44)



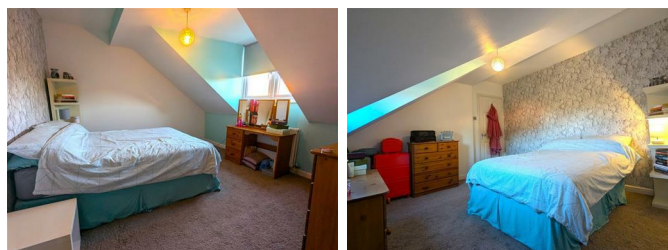
A really good sized kitchen with built in cooker and hob, plenty of worksurface space and room for your dining table and chairs. Also access to the back garden and glass door/windows letting in lots of light.

### Master Bedroom 11'9" x 10'7" (3.6 x 3.25)



Generous master bedroom with large built in closet for all your storage needs. Plenty of space for a king sized bed and room for furniture to spare!

### Bedroom Two 10'11" x 11'8" (3.33 x 3.58)



Another great sized double room with cottage style sloped roof and dormer window.

### Bedroom Three 7'9" x 8'5" (2.37 x 2.59)



Third bedroom with storage cupboard and enough space for a home office, single room or nursery.

### Bathroom 7'1" (2.167)



Family bathroom with shower over the bath, basin and toilet.

### Garden



Good sized garden with lawn and patio areas. Space at the side of the house with side access gate and also space for a shed, hot tub or greenhouse. Lovely garden for entertaining guests on a sunny summers eve.

### Rental Yield

£1000-£1100 PCM

### Agents Notes

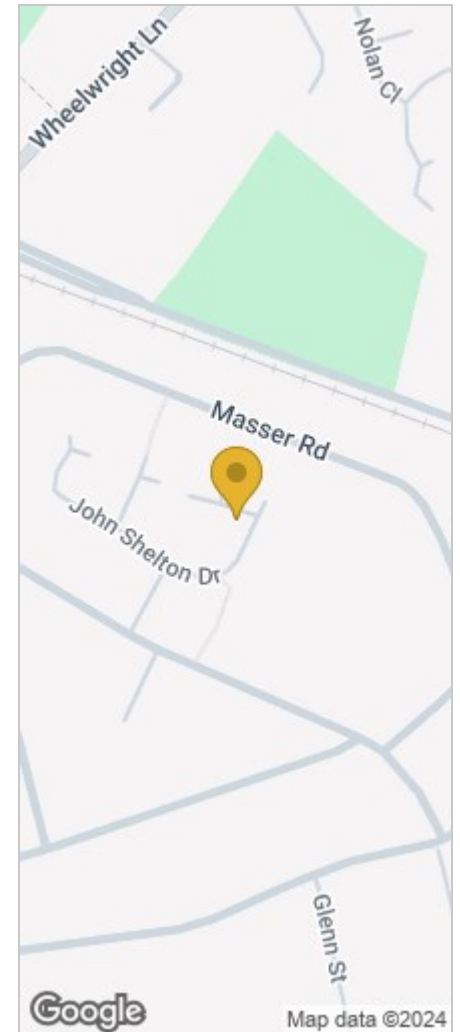
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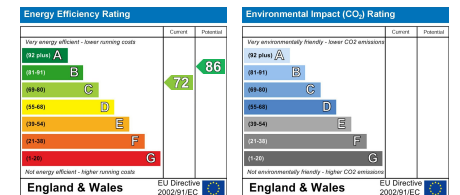
## Floor Plan



## Area Map



## Energy Efficiency Graph



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