



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£165,000

27 Coventry Road, Coton, Nuneaton CV11 4NL



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

Welcome to this lovely mid terraced property located on Coventry Road, Nuneaton. This property boasts bags of space and a great location close to Nuneatons George Eliot Hospital and handy transport links. The local pub is also just a stones throw away.

Downstairs you will find a modern and stylish kitchen with plenty of worktop space and built in appliances. A good sized living room with feature fireplace and bay window. It also benefits from being in an elevated position meaning there is no chance of being overlooked! The dining room is large and could be a perfect place for family gatherings or having friends round.

Upstairs are two double rooms both with bags of space for all your furniture. The master benefits from a handy storage cupboard over the stairs giving even more space for clothes, shoes and whatever else you need to store! Down the hallway there is a handy open area that would be a fantastic office space. The bathroom is large and modern with mains shower over bath, sink unit, toilet and heated towel rail.

The garden is tranquil and quiet with a raised lawned area behind a picket fence whilst the bottom is paved and perfect for those summer BBQs.

The perfect first time purchase for anyone wanting to get on the proeprty ladder!

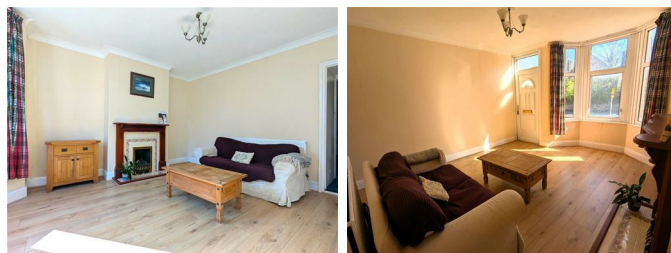
Council Tax Band: A
EPC: E
Tenure: Freehold

Entrance



Entry up steps to UPVC door leading into the spacious living room.

Living Room 14'4" x 12'5" (4.378 x 3.806)



Light and airy living room with feature fireplace adding charm and character.

Dining 11'11" x 12'8" (3.656 x 3.868)



Spacious dining area, ideal for family gatherings or having friends over.

Kitchen 15'5" x 6'10" (4.7 x 2.083)



Stylish, sleek kitchen with indigo units, built in appliances and wooden worktops.

Bedroom One 14'1" x 14'3" (4.310 x 4.366)



Spacious master room with handy storage cupboard and lots of scope to make your own.

Bedroom Two 11'6" x 12'0" (3.517 x 3.661)



Generous double room with views out over the garden.

Hallway Space 7'5" x 7'0" (2.262 x 2.136)



A handy space off the main hallway. Would make a useful spot for an at home office.

Bathroom 7'10" x 6'11" (2.392 x 2.119)



Modern bathroom with shower over bath, sink unit, toilet and heated towel rail.

Garden



Good sized garden with patio/paved area at the bottom leading to a raised, picket fenced, lawned area.

Rental Yield

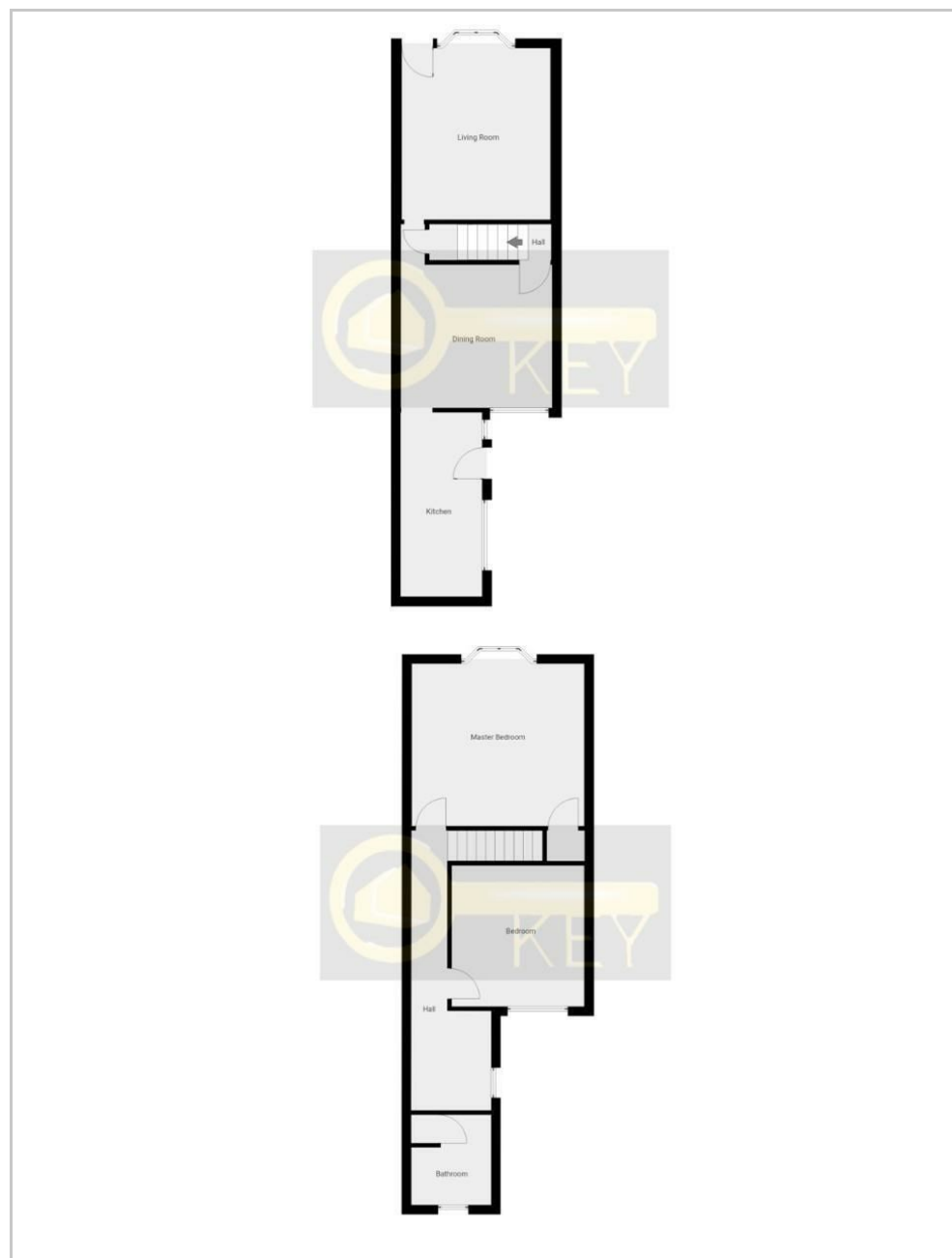
Approx £800 pcm

Agents Notes

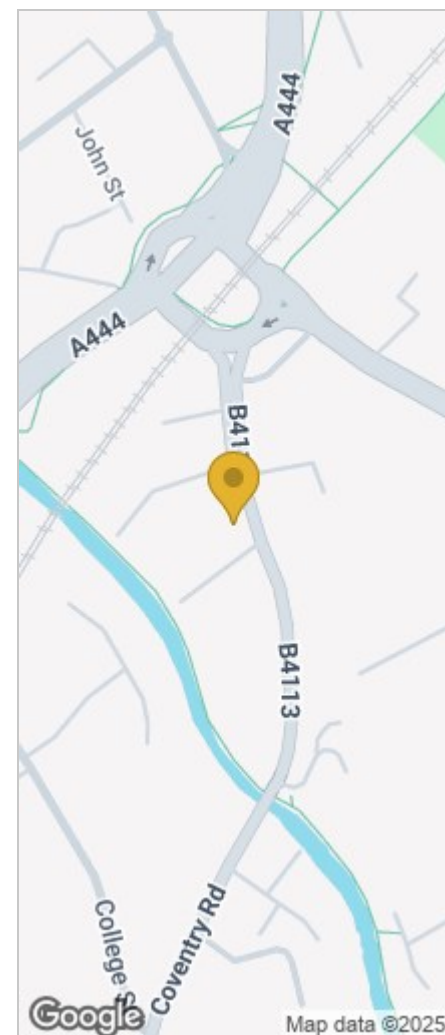
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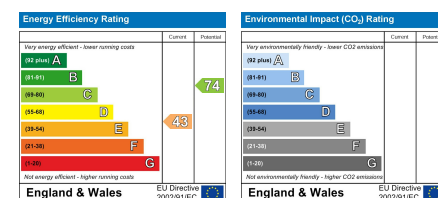
Floor Plan



Area Map



Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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