



**Allens Close, Baddesley Ensor
CV9 2DB
Asking Price £240,000**

Nestled in the charming village of Baddesley Ensor, this delightful end terrace house on Allens Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The house boasts a generous garden, perfect for outdoor activities or simply enjoying the fresh air. The UPVC double glazing throughout ensures a warm and inviting atmosphere, while also contributing to energy efficiency.

For those with vehicles, the property features a spacious driveway that can accommodate up to four cars, a rare find in village settings. This end town house not only offers practical living space but also the tranquillity of village life, making it an excellent choice for anyone looking to settle in a peaceful community.

With its combination of space, comfort, and garden, this property is a fantastic opportunity for those wishing to embrace village living while still enjoying modern conveniences. Don't miss the chance to make this charming house your new home.



Porch

Having Upvc double glazed entrance, Upvc double glazed flush windows and Upvc entrance door to:

Hall

Having central heating radiator, power points, cloaks cupboard, stairs to first floor landing, Upvc double glazed flush window. door to dining room and double doors to:

Living Room

17'10" x 8'0" (5.44m x 2.44m)

Having feature fireplace with living flame gas fire, power points, central heating radiator and double glazed French doors to:

Conservatory

8'7" x 14'7" (2.62m x 4.45m)

Having double glazed flush windows, power points, central heating radiator and Upvc double glazed patio door to rear garden.

Dining Room

15'1" x 7'4" (4.60m x 2.24m)

Having central heating radiator, recessed storage, power points, Upvc double glazed flush window and door to:

Kitchen

7'8" x 11'10" (2.34m x 3.61m)

Having stainless steel single drainer sink unit set in a rolled top work surface with fitted units below, space and plumbing for domestic appliance. Adjacent rolled top work surface with fitted units above and below, gas cooker point, power points, central heating radiator, Upvc double glazed flush window and exit door to rear.

Landing

Stairs to the first floor landing having storage cupboard, loft access housing central heating boiler and doors off which lead:

Bedroom 1

15'2" x 9'9" (4.62m x 2.96m)

Having fitted wardrobes, recessed storage, power points, central heating radiator and Upvc double glazed flush window.

Bedroom 2

7'10" x 11'5" (2.39m x 3.48m)

Having power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden.

Bedroom 3

11'9" x 7'4" (3.58m x 2.24m)

Having power points, central heating radiator and Upvc double glazed flush window.

Wet Room

Being Upvc clad and having a white suite comprising of a walk in shower with fitted unit, pedestal wash hand basin and low level WC. Central heating radiator and Upvc double glazed frosted flush windows.

Outside

The property has the benefit of a block paved driveway with parking for numerous vehicles and access to the rear garden and Garage. The generous rear garden briefly comprises of a patio, lawn, established shrubs and trees

Garage

17'11" x 8'4" (5.47m x 2.54m)

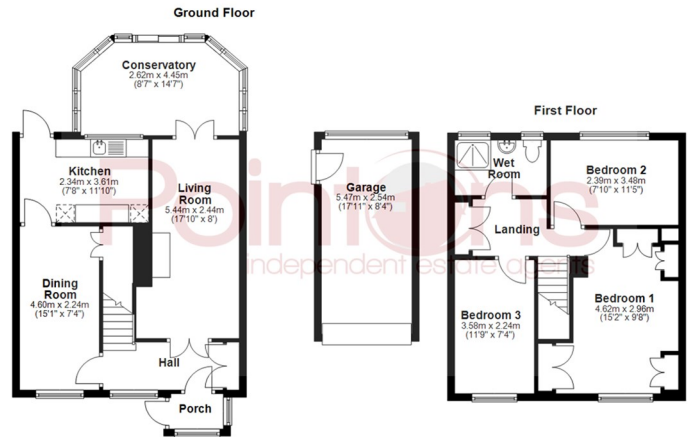
Having metal up and over door, Upvc double glazed flush window and side door.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NWBC, EPC rating B

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.



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	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	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

