



**Broomfield Road  
Coventry , CV5 6JX  
£224,000**

## SUMMARY

\*PROPERTY IN DESIRABLE LOCATION\* \*NO UPWARD CHAIN\*

Mid-Terrace House in Earlsdon which consists of 3 double bedrooms & 2 reception rooms with 1 bathroom, 1 WC and a kitchen.

## DETAILS

This property provides the option of a 4 bedroom property & 1 reception room or as advertised as a 3 bedrooms with 2 reception rooms. All will depend upon how a buyer intends to use the property, as their home or as an investment. With it's location & profile it could be an amazing family home with multiple schools in close proximity. As an investment, the city centre, the 2 universities and railway station are all nearby and offer an attractive option for prospective tenants

The accommodation comprises of;

### ENTRANCE HALLWAY

3'3" x 14'7" (1.00 x 4.46)

Front Door from front patio garden into Entrance Hallway with stairs up to the first floor and doors leading to;

Front Reception Room / Bedroom and Lounge

### FRONT RECEPTION ROOM / BEDROOM

10'8" x 11'5" (3.27 x 3.49)

With bay window which has UPVC double glazed windows overlooking Broomfield Road and the Front Patio Garden

### REAR RECEPTION ROOM

11'1" x 12'5" (3.4 x 3.79)

With UPVC double glazed window overlooking Garden to the Rear of the Property. Room has doors giving access to the kitchen & also a store cupboard under the staircase.

### KITCHEN

9'7" x 19'9" (2.94 x 6.04)

Providing a kitchen with a cooker, a hob, a gas combi boiler, and plumbing fittings for a washing machine . The rooms also has UPVC double glaze windows and door giving access to the rear garden.

There are also doors giving access to the WC and the lean to.

### LEAN TO

9'7" x 8'4" (2.94 x 2.55)

With UPVC double glazed window overlooking the Garden to the rear of the property

### WC

Fitted with toilet & pedestal wash basin.

## LANDING

On the first floor at the top of the flight of stairs with doors giving access to the three first floor bedrooms as well as the bathroom

## BATHROOM

6'6" x 5'11" (1.99 x 1.81)

Has a misted UPVC window and fitted with toilet, pedestal wash basin and a bath tub with a shower.

## BEDROOM (Front & First Floor)

14'3" x 11'5" (4.35 x 3.5)

With UPVC double glazed window overlooking Broomfield Road and the Front Patio Garden

## BEDROOM (Middle First Floor)

8'10" x 12'4" (2.7 x 3.78)

With UPVC double glazed window overlooking the Garden to the rear of the property

## BEDROOM (Rear & First Floor)

8'11" x 10'6" (2.74 x 3.22)

With UPVC double glazed window overlooking the Garden to the rear of the property

## FURTHER INFORMATION

EPC C Rating

Council Tax is payable to Coventry City Council and the property is banded B.

Viewing is strictly by appointment only. Please call our office to arrange.

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

## MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation

under Anti Money Laundering Regulations (AML) and is a legal requirement.



MID TERRACE 3 BEDROOM 2 RECEPTION ROOM HOUSE

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon as fact. The floorplan is for general guidance only and should not be relied upon as forming part of any contract for the purchase of the property. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. Prospective purchasers are advised to make their own investigations.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(0-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(0-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC