



**Burnham Road
Coventry
CV3 4BT**

- Quiet Residential Road
- Large Garage to the Side
- Three Double Bedrooms
- Ground Floor WC

Guide Price £185,000
EPC Rating '71'





Property Description

ABOUT THE PROPERTY

Situated on a quiet road, this semi-detached property offers a welcoming entrance starting with steps that lead up to a front door porch. The front garden provides an excellent opportunity for landscaping, offering space and potential to create a personalised curb appeal.

Inside, the home features a spacious living area with a bay window. The layout flows into an open-plan kitchen with dining / breakfast bar space. An archway connects this space to the dining area, which incorporates useful utility space and provides access to a ground floor WC. The dining area offers two sets of double doors that open directly onto the private rear garden.

Upstairs, the property boasts three spacious double bedrooms, all offering generous room for storage, furniture, and personal decoration. The upstairs bathroom is well-appointed with a bath with an integral shower. A very spacious private garden to the rear with ample green space.



This property includes a side garage which is perfectly sized and ideally suited for conversion into a workshop, home gym, or home office space.

Viewing of this highly recommended property is advised to fully appreciate its features and potential.

Whitley combines excellent transport links with access to green spaces and family-friendly amenities. Families and commuters benefit from good local schools and convenient shopping, and easy connections via the A45 and A46, as well as rail services into Birmingham and London.



Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.



All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.



Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

ENTRANCE HALL
0.85m x 3.59m max
RECEPTION ROOM
3.59m x 3.59m max
KITCHEN



- 3.67m x 4.6m max
- DINING ROOM
- 4.6m x 3.35m max
- WC
- 0.87 m x 1.71m max
- GARAGE
- 7.76m x 2.16m max
- BEDROOM ONE
- 3.60m x 3.31m max
- BEDROOM TWO
- 4.79m 3.85m max
- BEDROOM THREE
- 2.96m x 3.20m max
- BATHROOM
- 2.97m x 1.78m max
- LANDING
- 2.65m x 0.8m max



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | 45 E |
| 21-38 | F | | |

Measurements are approximate. Not to scale. Respective property only.
View on Mapbox.com

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.dou9estates.co.uk
sales@dou9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements