Pointons
independent estate agents



Dawes Close, Coventry
CV2 4LL
Open To Offers £179,000
Freehold - Band: A - EPC:

A well-presented two-bedroom terraced property offering comfortable and spacious accommodation, making an ideal purchase for first-time buyers, small families or buy-to-let investors.

The property benefits from a bright and welcoming open-plan lounge/dining area, providing an excellent space for relaxing and entertaining. The fitted kitchen offers a range of wall and base units, ample worktop space and room for appliances.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a white suite. Externally, the property enjoys a private enclosed rear garden, mainly laid to lawn, with a useful garden shed providing additional storage.

Located within a short distance of UHCW and the city centre, the property is also conveniently positioned close to primary and secondary schools and motorway connections and access towards Gaydon and JLR, making it particularly appealing to professionals, families and investors. The area is popular with investors due to its convenient location and strong rental appeal.







Entrance Hall
8'6" x 3'10" (2.60m x 1.18m)
Main entrance to the property, door to lounge and open plane to

Kitchen
8'6" x 7'10" (2.60m x 2.39m)
Fitted with matching base and eye level units with worktop, stainless steel sink with mixer tap and drainer, space for cooker, washing machine and fridge/freezer, window to front

Living Room
16'7" x 12'0" (5.05m x 3.67m)
Stairs to first floor, double doors leading to garden

Bedroom 1
11'9" x 12'0" (3.59m x 3.67m)
Window and radiator to rear,.

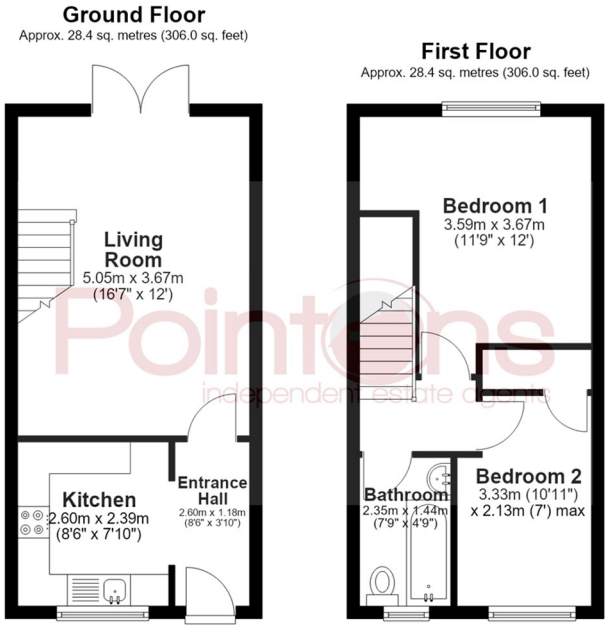
Bedroom 2
10'11" x 7'0" (3.33m x 2.13m)
Window and radiator to front, door to fitted wardrobe

Bathroom
7'9" x 4'9" (2.35m x 1.44m)
Fitted with a three piece suite comprising of a deep paneled bath with shower and shower screen above, close couples w/c and pedestal hand wash basin, window to front.

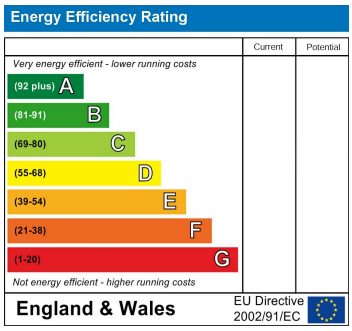
Good to know
Tenure: Freehold
Selling Position: No Chain
Age of the Property: 1985
Approx. Total Floor Area: 612 sqFt
Heating System: Gas central heating
Type of Windows: UPVC
Council Tax Band: A
Energy Performance Certificate Rating: tbc

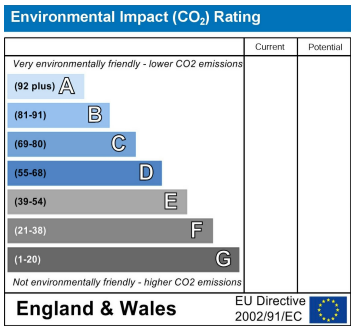
Disclaimer
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Viewings
Strictly via Agent



Total area: approx. 56.9 sq. metres (612.0 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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