



CHIEL CLOSE

COVENTRY, CV5 7LQ

£260,000
FREEHOLD

Situated in the highly desirable area of Eastern Green, within close proximity to local shops, well-regarded schools and offering excellent transport links to the A45, is this well-presented and spacious three-bedroom end of terrace home.

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• 3 Bedrooms • Spacious Rear

Garden • Garage/Store • Well

Presented • Great Transport Links • Close To

Amenities • Lounge/Diner



Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, providing access to all other rooms within the home.

-Stretching the full depth of the property, you will find the spacious open-plan lounge/diner, offering ample room for separate living and dining areas. The room is further enhanced by sliding patio doors, providing direct access to the rear garden and allowing plenty of natural light to flood the space.

-The kitchen is situated at the rear of the home and is fitted with a range of wall and base units, complemented by ample worktop space and provision for white goods.

-The kitchen also benefits from an integrated oven and gas hob, as well as direct access to the rear garden.

First Floor:

-The main bedroom is a generously proportioned double bedroom, situated at the rear of the home and offering a comfortable and peaceful retreat.

-Bedroom two is a further generously sized double bedroom, while bedroom three is a well-proportioned single bedroom that would also lend itself perfectly to use as a home office or nursery.

-The family bathroom is conveniently situated close to all three bedrooms and has been recently refurbished, comprising a modern suite with a shower over the bath, wash hand basin and WC.

Garden, Exterior & Further Property Information:

-To the rear, the property benefits from an enclosed garden, which is laid mainly to lawn and features gated rear access and a detached single garage. The garage offers excellent versatility and would lend itself well to use as a workshop or additional storage space. The garden provides a generous plot with excellent potential for extension, subject to the necessary planning permissions.

-This lovely home further benefits from gas central heating and double glazing throughout. With a wealth of amenities and excellent transport links right on its doorstep, this well-presented property has much to offer its next owners.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: B

Local Authority: Coventry City Council

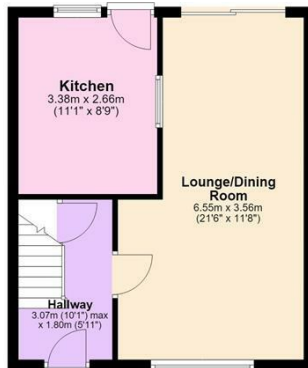
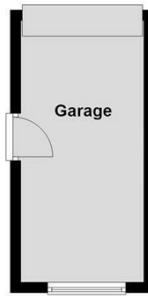


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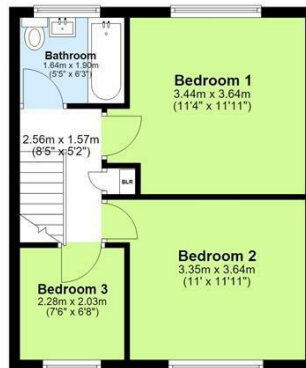
Ground Floor

Main area: approx. 35.8 sq. metres (384.9 sq. feet)
Plus garages, approx. 11.8 sq. metres (126.9 sq. feet)



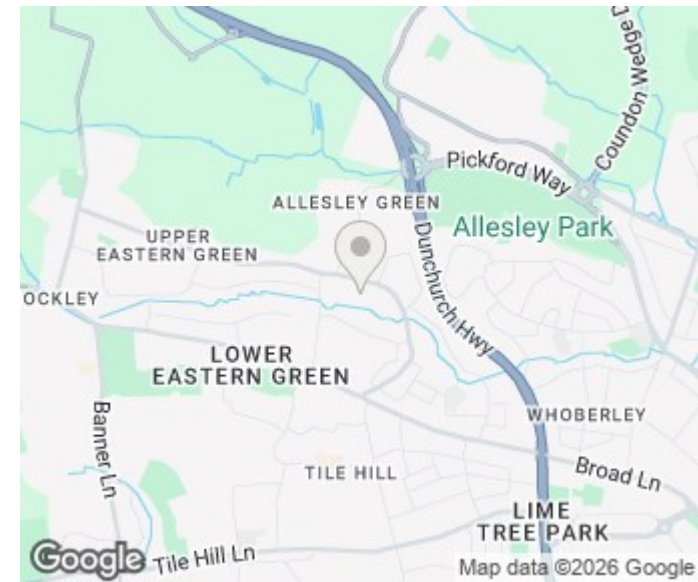
First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Main area: Approx. 72.6 sq. metres (781.4 sq. feet)
Plus garages, approx. 11.8 sq. metres (126.9 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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