



**Proffitt Avenue, Coventry
CV6 7EN**

Asking Price £230,000

Freehold - Coventry Band: A - EPC: C

THREE BEDROOM SEMI-DETACHED HOUSE FOR SALE

Pointons are delighted to offer for sale this beautifully maintained three-bedroom semi-detached family home, occupying a generous corner plot in a popular residential location. Offering spacious accommodation throughout and a superb rear garden, this property is ideal for growing families looking for a home they can move straight into.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, a separate dining room, a fitted kitchen, and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a generous wrap-around garden with mature planting, well-maintained lawns, and multiple seating areas, providing a wonderful space for entertaining, gardening, or family life. Further benefits include excellent access to local schools, amenities, and transport links.



Entrance Hall

16'1" x 5'9" (4.91m x 1.74m)

Main entrance into property, window and radiator to side, stairs to 1st floor, under stair storage, doors to kitchen and lounge

Living Room

16'1" x 12'3" (4.91m x 3.73m)

Window to front, gas fire to rear with ceramic surround open plan too

Dining Room

10'3" x 10'2" (3.13m x 3.09m)

Radiator to front, sliding doors to conservatory, door too

Kitchen

11'11" x 7'10" (3.64m x 2.38m)

Fitted with matching base and eyelevel units with worktop above, stainless steel sink with mixer tap and drainer, tiled splashback above worktop, space for freestanding cooker, space for freestanding washing machine and fridge freezer, door to garden and door to additional storage, window to side and rear

Conservatory

11'6" x 10'2" (3.51m x 3.09m)

Low level wall with full window surround, double doors leading to garden

Bedroom 1

13'9" x 10'10" (4.19m x 3.31m)

Window and radiator to front.

Bedroom 2

12'8" x 11'7" (3.85m x 3.54m)

Window and radiator to rear.

Bedroom 3

10'5" x 7'1" (3.18m x 2.15m)

Window and radiator to front, Storage cupboard

Bathroom

7'5" x 6'4" (2.27m x 1.93m)

Fitted with a three-piece suite comprising of a deep panelled bath with is individual taps and shower connector, showerhead and hose with shower rail fitted above bath, pedestal hand wash basin, close couple WC, wall mounted mirror unit, tiling to walls around bath with half tile walls on remaining walls, window to rear radiator to side.

Good to Know

Tenure: Freehold,

Age: 1960's

Garden: East facing

Total SqFt: 1,189

Heating: Gas central heating

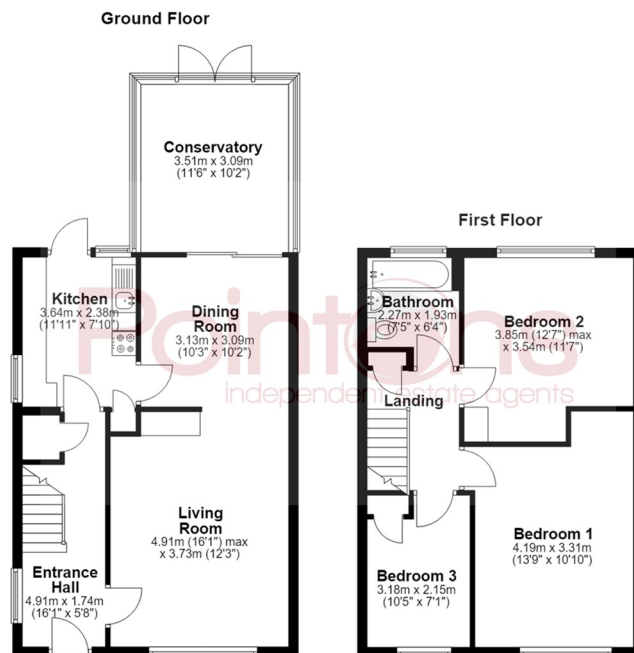
Loft: Ladder access & Insulated

Energy efficiency rating: tbc

Council tax band: A

Disclaimer

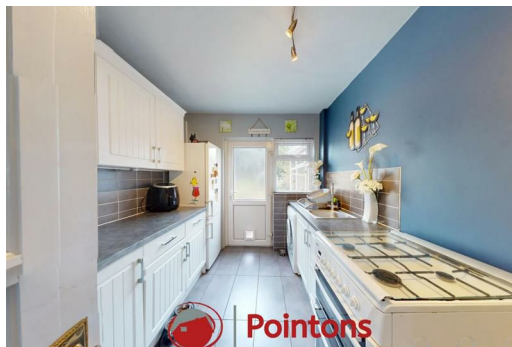
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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	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	EU Directive 2002/91/EC



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