



Lowfield Road, Coventry

£159,950

- Two Bedroom First Floor Maisonette
- Low Maintenance Garden With Home Office
- Fitted Kitchen With White Goods
- Fantastic Loft Space For Storage
- Gas Central Heating & Double Glazing
- Quiet Cul-De-Sac Location
- Re-Decorated And New Oak Panel Doors
- Two Parking Spaces
- EPC Rating C - 78
- Coventry City Council Tax Band - A

Lowfield Road, Coventry, CV3 1LA

Located in a quiet cul-de-sac in Binley, Coventry. The self contained first floor maisonette property is well placed for access to The University Hospital Coventry and local amenities. Benefitting double glazing and gas central heating the property comprises a reception hall, fitted kitchen with white goods included, rear lounge two double bedrooms and a three piece suite bathroom. Plenty of storage is found within property with the benefit of a fully bordered loft accessed by timber ladder with shelving and power. Outside there is allocated parking for two vehicles and a rear garden with pedestrian access and home office with power.

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Council Tax Band: A



Approach

Over a tarmacadam driveway over patio stone pathway under a open porch with courtesy lighting leading to

Reception Hallway

Accessed via a composite door with opaque glazed insets onto coir matting with radiator, central ceiling light, coat rack, smoke alarm and fuseboard. A staircase leads to the first floor,

Landing

Staircase rising to first floor landing with useful two useful storage cupboards with track lighting overhead and fantastic insulated fully boarded loft space with power and shelving accessed via timber ladder, new oak panel doors off to

Lounge

3.81m x 4.13m (12'5" x 13'6")

Double glazed window to the rear with venetian blinds, radiator, coving to ceiling with decorative central light point, multiple power sockets with USB charging, access to

Kitchen

2.36m x 2.89m (7'8" x 9'5")

Fitted with flat panel base and wall kitchen units with rollover worktop with matching upstands, double glazed window overlooking side elevation, single drainer stainless steel sink unit with mixer tap , automatic washer/dryer, 50/50 fridge and freezer, Billing single electric oven and grill with four ring gas hob with illuminated stainless steel extractor with splashback. Wall hung Worcester Bosch boiler.

Double Bedroom One

3.81m x 3.49m (12'5" x 11'5")

With in-built storage cupboards with hanging rail and shelving. Double glazed window to rear with fitted venetian blinds and central ceiling light.

Double Bedroom Two

4.04m x 2.24m (13'3" x 7'4")

Double glazed window overlooking rear elevation, radiator and central light fitting.

Bathroom

2.43m x 1.77m (7'11" x 5'9")

Fitted with ceramic tiling splash back the electric Mira shower is over a p shaped bath with glass shower screen, pedestal wash hand basin, low level w.c.,

extractor fan, radiator, towel rails and double glazed privacy window to the side with blind. Mirror fronted bathroom cabinet.

Outside

Pedestrian access to fully enclosed timber fence panel garden with timber sleepers, low maintenance imitation grass, washing line and home office with own power supply.

Home Office

2.79m x 3.50m (9'1" x 11'5")

Composite door with glazed insets to a summer house that could be utilised for a gym/home office with its own power supply.

Parking

The property has two allocated parking bays.

Tenure

The property is leasehold with circa 126 years left on the lease of 150 years starting from 1st January 2003, and there is a £70 (approx.) ground rent charge every six months.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

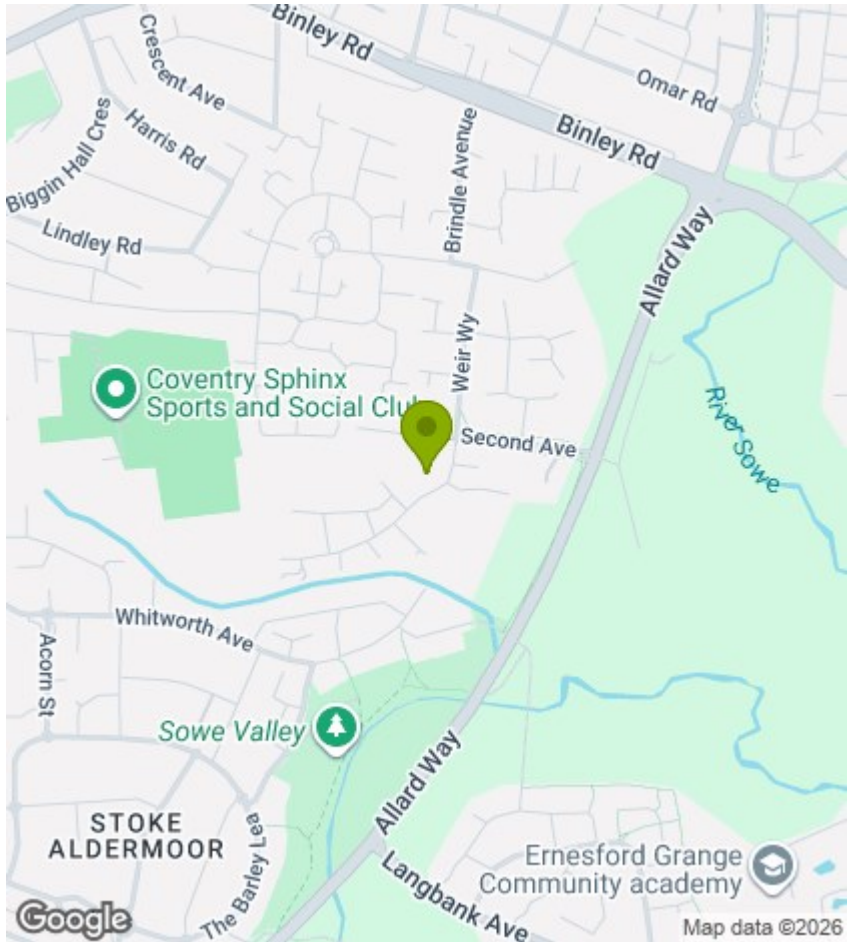
BT

Sky

Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

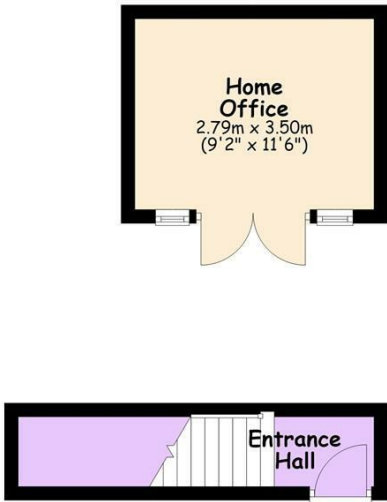
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

Ground Floor

Approx. 15.1 sq. metres (162.1 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.