

London Road
Coventry , CV3 4BW
Offers In The Region Of £225,000

DESCRIPTION

No Upward Chain A recently renovated end-terrace 4 bedroom family property located in the Whitley suburb of Coventry. There are a number of OFSTED rated 'good' schools in the area, an important consideration for families.

Accommodation comprises in brief;

ENTRANCE HALLWAY

Enter through a UPVC door into an entrance hallway with a further door into the lounge and stairs leading to first floor;

LOUNGE

13'1" x 11'1" (4.0 x 3.4)

Neutrally decorated, tile effect floor and a window overlooking the front of the property.

KITCHEN

10'5" x 6'6" (3.2 x 2.0)

Tiled effect flooring with both base and cupboard units. Gas connection for a combi boiler and plumbing for a washing machine in place. Gas combi boiler is located in the kitchen. UPVC door opening up into the conservatory.

CONSERVATORY / LEAN TO

11'9" x 7'10" (3.6 x 2.4)

Grey wood effect flooring with grey decor, plastic material roof, UPVC slide door giving access to the garden, a WC and a storage cupboard.

BEDROOM (GROUND FLOOR)

10'5" x 8'6" (3.2 x 2.6)

Carpeted and neutrally decorated. Double glazed window overlooking the Conservatory / Lean to.

LANDING

Stairs leading up to the first floor landing, with doors into bedrooms and bathroom.

BEDROOM (REAR & FIRST FLOOR)

10'9" x 7'10" (3.3 x 2.4)

Carpeted and neutrally decorated. Double glazed window overlooking the Rear Garden

BEDROOM (FRONT & FIRST FLOOR)

13'1" x 8'6" (4.0 x 2.6)

Carpeted and neutrally decorated. Double glazed window overlooking the Front Garden

SMALL BEDROOM (FRONT & FIRST FLOOR)

7'6" x 7'2" (2.3 x 2.2)

Carpeted and neutrally decorated. Double glazed window overlooking the Front Garden

BATHROOM

7'2" x 5'10" (2.2 x 1.8)

With Grey tiled bathroom suite including; toilet, sink with vanity cupboard, and glass shower cubicle with shower.

FRONT GARDEN / PATIO

A Gate gives you access to an attractive patio with walls and bushes around the perimeter. There is also a pathway which provides access to the rear of the property.

REAR GARDEN

The rear garden has grass for the majority with a slab pathway down one side to the rear of the garden. Fencing is on either side with a garage (not part of property) to its rear.

The rear garden can be accessed from the Conservatory / Lean to or by the side gate which can be accessed from the front of the property.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

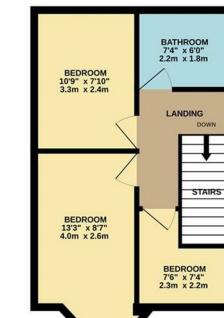
GROUND FLOOR

465 sq ft (43.2 sq m) approx.



1ST FLOOR

349 sq ft (32.4 sq m) approx.



END TERRACE HOUSE WITH CONSERVATORY

TOTAL FLOOR AREA: 814 sq ft (75.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should not be relied upon for legal purposes. The floorplans are for descriptive purposes only and do not represent a legal drawing. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or working order. Prospective purchasers should make their own investigations as to the state of these items. Measurements are approximate.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	89
(A2 plus) A	
(B1-91) B	
(C9-99) C	
(D5-68) D	
(E9-54) E	
(F1-38) F	
(G1-9) G	
Not energy efficient - higher running costs	66
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(A2 plus) A	
(B1-91) B	
(C9-99) C	
(D5-68) D	
(E9-54) E	
(F1-38) F	
(G1-9) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC