



## 19 Pearson Avenue | Bell Green | CV6 7DA

**Asking Price Of £165,000**

\*\*\*THREE BEDROOM END TERRACED\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance porch, entrance hall, through lounge/diner, kitchen, three bedrooms and shower room. Also benefiting from UPVC double glazing, gas central heating, and private rear garden. Freehold. Council Tax Band A. EPC Rating D.

- End Terraced
- Offered With No Onward Chain
- Three Bedrooms
- Through Lounge / Diner
- Kitchen & Shower Room



## Property Description

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ENTRANCE PORCH

ENTRANCE HALL

THROUGH LOUNGE DINER

24' 3" x 11' 10" (7.39m x 3.61m)

KITCHEN

13' 6" x 8' 2" (4.11m x 2.49m)

LANDING

BEDROOM ONE

11' 3" x 15' 3" (3.43m x 4.65m)

BEDROOM TWO

11' 6" x 9' 5" (3.51m x 2.87m)

BEDROOM THREE

10' 9" (max) x 8' 2" (3.28m x 2.49m)

SHOWER ROOM

8' 3" x 5' 5" (2.51m x 1.65m)

REAR GARDEN

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Coventry City Council. Council Tax Banding A. EPC Commissioned.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly effect the property. No restrictions. Standard Brick Construction.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is

recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

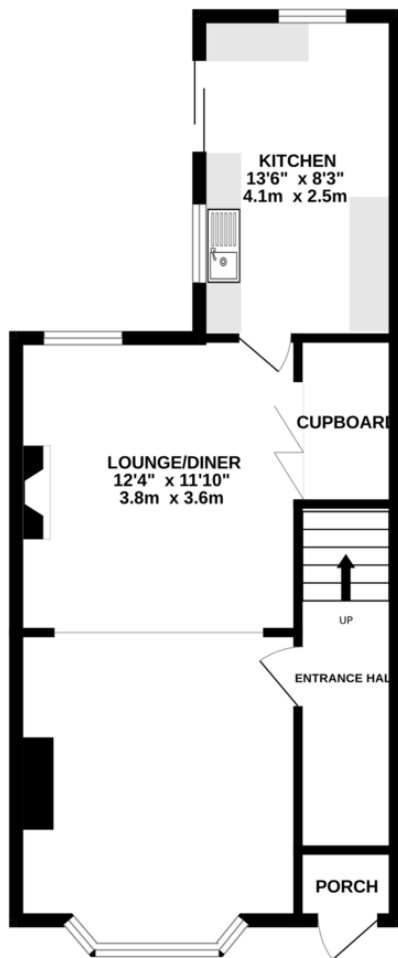
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

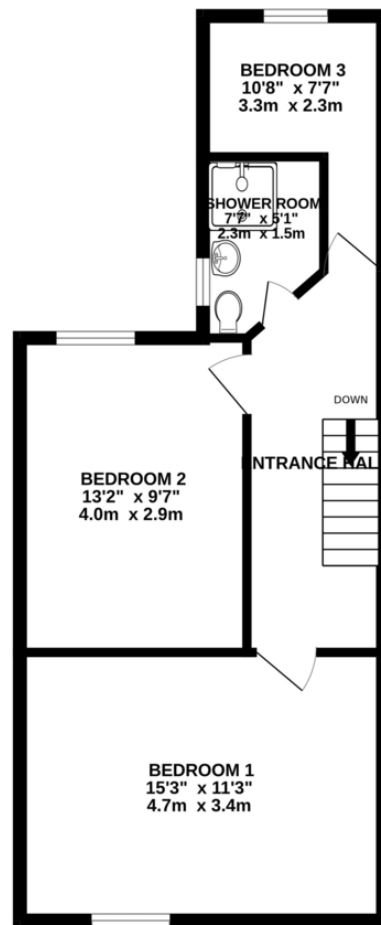
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |