



**Collingwood Road, Earlsdon
Coventry CV5 6HW
Offers Invited £170,000**

Freehold - Coventry City Council Band: A - EPC: D

****CHAIN FREE - INVESTMENT OPPORTUNITY****

Pointons are proud to offer this well-presented two double bedroom home with double glazing and central heating, within walking distance to the City Centre, Earlsdon High Street and Hearsall Common green.

The property comprised of; two spacious reception rooms, modern fitted kitchen and a fully tiled bathroom with white suite to include hand wash basin, bath with shower over and W/C. Externally there is a small fore-garden and to the rear there is a fully enclosed low maintenance garden.

Council Tax - A / EPC - D



Living Room

11'4" x 11'3" (3.45m x 3.42m)

Dining Room

11'4" x 6'7" (3.46m x 2.00m)

Kitchen

10'2" x 6'5" (3.10m x 1.96m)

Bathroom

6'4" x 6'5" (1.94m x 1.96m)

Bedroom 1

11'3" x 11'3" (3.44m x 3.42m)

Bedroom 2

11'5" x 6'7" (3.48m x 2.00m)

Good to Know

Selling Position: No Chain

Age of the Property: 1900-1930

Approx. Total Floor Area: 626.90SqFt

Heating System: Gas central heating

Type of Windows: UPVC

Council Tax Band: A

Energy Performance Certificate Rating: D

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.

Viewings

Strictly via Agent

Ground Floor
Approx. 34.3 sq. metres (368.8 sq. feet)

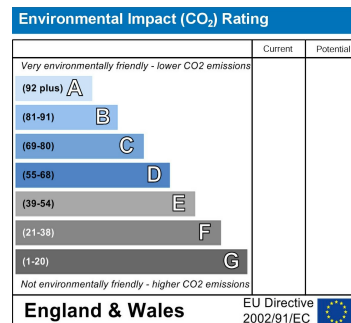
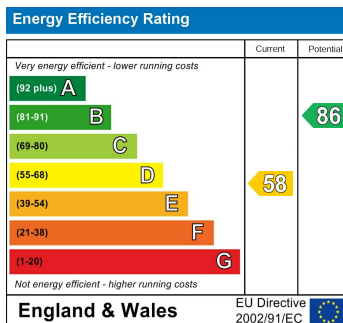


First Floor
Approx. 24.0 sq. metres (257.9 sq. feet)



Total area: approx. 58.2 sq. metres (626.7 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



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