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For Sale

Tel: 024 7635 7645



Offers Around £170,000

15 Charles Street, New Arley, Coventry CV7 8GL



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KEY ESTATE AGENTS

Website: www.keyestateagents.com

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New Arley, Coventry CV7 8GL

Offers Around £170,000



- **No upward chain and vacant possession**
- **Quiet cul-de-sac position within the popular village of New Arley**
- **Spacious lounge with feature fireplace**
- **Three well-proportioned bedrooms**
- **Gas central heating and uPVC double glazing throughout**
- **Traditional freehold end-terraced residence**
- **Ideal for first-time buyers, second-time movers and investors**
- **Full-width kitchen diner with built-in oven, hob and ample dining space**
- **Fully enclosed rear garden with patio, lawn and side pedestrian access**
- **Tenure - Freehold. Council Tax band - A. EPC rating - D.**

Key Estate Agents are delighted to offer for sale this deceptively spacious traditional freehold end-terraced residence, pleasantly situated at the end of a quiet cul-de-sac within the ever popular village of New Arley.

Ideally suited to first-time purchasers, second-time buyers and investors, this well-maintained home offers generous accommodation throughout and is offered for sale with the significant benefits of no upward chain and vacant possession. An early internal inspection is highly recommended to fully appreciate the space and potential this excellent property has to offer.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor, together with a spacious lounge featuring a feature fireplace. To the rear of the property is a full-width kitchen diner, fitted with a comprehensive range of matching base, drawer and wall units incorporating a built-in oven, hob and extractor, whilst offering ample space for family dining. A lean-to conservatory provides additional versatile space and has direct access to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, together with a family bathroom fitted with a white three-piece suite.

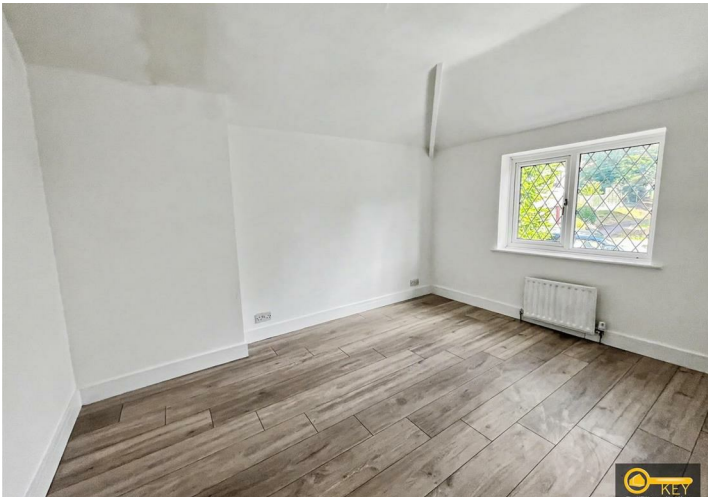
Outside, the property benefits from a fenced fore-garden, whilst to the rear is a fully enclosed garden

enjoying a good degree of privacy, being not directly overlooked. The garden incorporates a paved patio area, lawn and useful side pedestrian access.

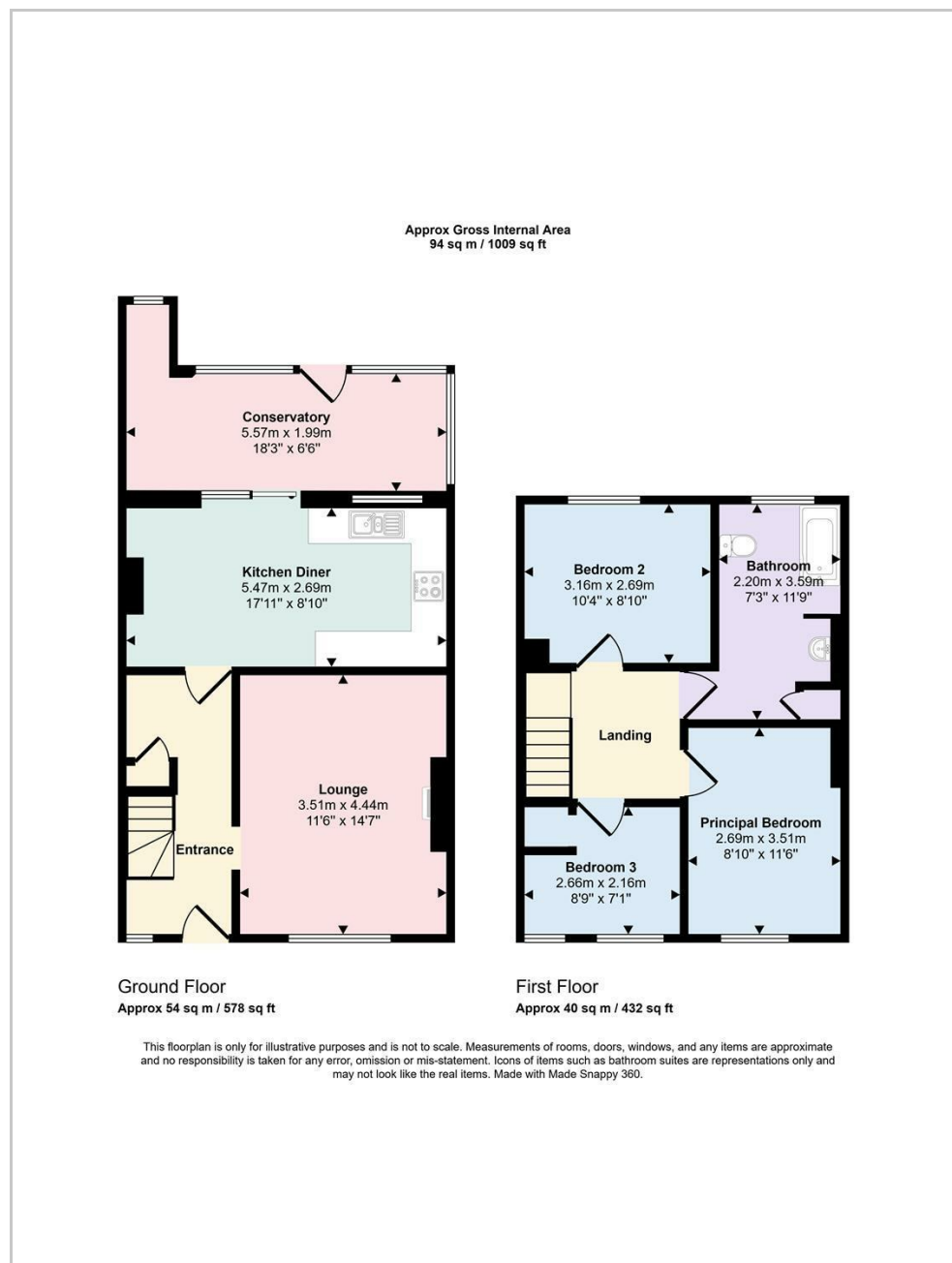
Overall, this is an excellent opportunity to acquire a spacious family home in a popular village location, offering excellent value for money and ready for immediate occupation.

Agents Notes

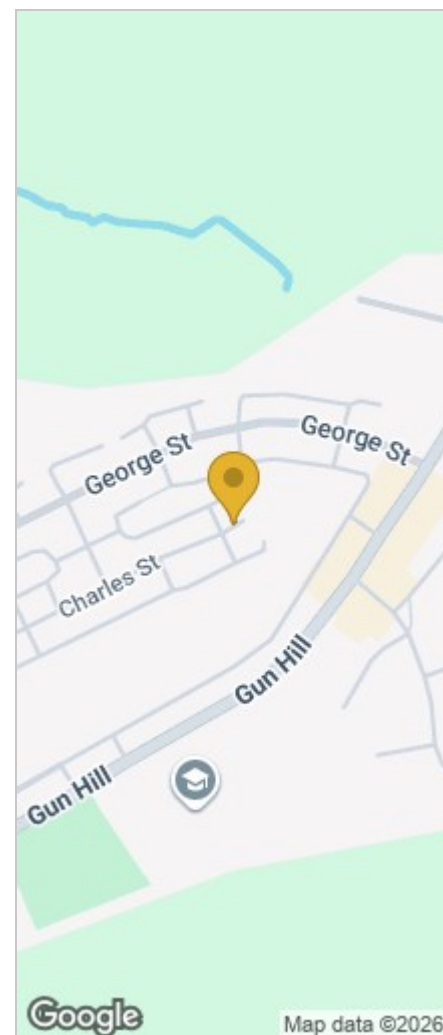
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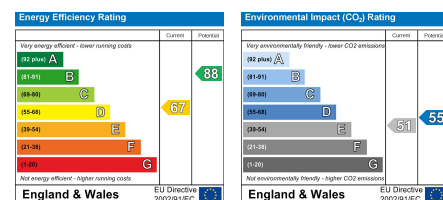
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

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