



**ROBIN JONES**  
ESTATE AGENTS

## 1 Grant Road, Stoke Green, Coventry, West Midlands. CV3 1GQ

Situated just off Biggin Hall Crescent this traditional style single bayed three bedroomed semi detached house is to be sold with no chain. There is gas central heating and hardwood sealed unit double glazing and the property is of a well planned design. Incorporating recess porch entrance, entrance hall, lounge, separate dining/sitting room, kitchen, first floor landing, three bedrooms and bathroom with shower. There is excellent side access through to the concrete garage at the rear of the property and front and rear gardens. Being well served for local shops, schools and bus services as well as being within easy access of the city centre.



£210,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Single bayed three bed roomed semi detached house
- Pleasant residential road
- Offering excellent further potential
- Gas central heating and double glazing
- Bay windowed lounge
- Dining/sitting room and kitchen
- Three bedrooms and bathroom with shower
- Side access to garage and front and rear gardens
- Vacant possession & no chain



## ROOM DESCRIPTIONS

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### Recess Porch Entrance

With patterned glazed entrance door with side screens leading to:

### Entrance Hall

1.67m x 3.72m (5' 6" x 12' 2")

With staircase to the first floor with built in cupboard beneath housing the meters.

### Bay Windowed Lounge

4.11m x 3.90m (13' 6" x 12' 10")

### Dining/Sitting Room

4.13m x 3.39m (13' 7" x 11' 1")

### Half Tiled Kitchen

2.11m x 2.44m (6' 11" x 8' 0")

With walk in pantry cupboard with space for washing machine.

### First Floor Landing

2.05m x 2.73m (6' 9" x 8' 11")

With access to the loft space.

### Bedroom One

3.55m x 3.42m (11' 8" x 11' 3")

### Bedroom Two

3.70m x 3.39m (12' 2" x 11' 1")

With built in cupboard housing the wall mounted Vaillant gas fired central heating boiler.

### Bedroom Three

2.31m x 2.18m (7' 7" x 7' 2")

### Bathroom

2.01m x 1.75m (6' 7" x 5' 9")

With white three piece suite with shower unit.

### Outside

There is excellent side access through to the concrete sectional garage to the rear of the property, walled foregarden with privet hedge and fully enclosed rear garden laid to lawn with pathway, brick built store and adjoining WC.

### Concrete Sectional Garage

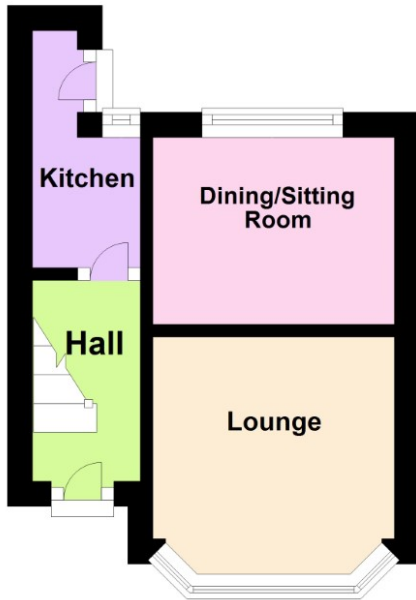
With up and over door and side personal door.

### Agent's Note

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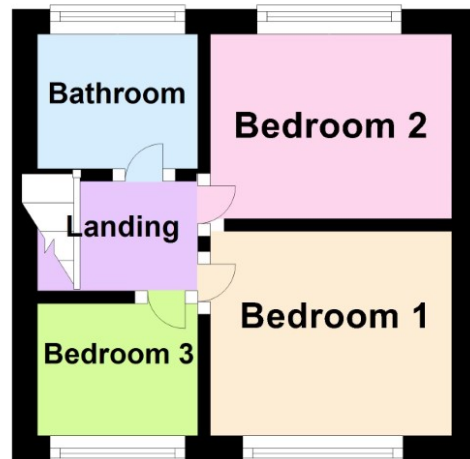
## Ground Floor

Approx. 9.3 sq. metres (99.8 sq. feet)




## First Floor

Approx. 10.6 sq. metres (113.8 sq. feet)



Total area: approx. 19.8 sq. metres (213.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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