

12 William Kirby Close, Coventry, West Midlands. CV4 9AD

£260,000

FOR SALE



bayzos.

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## PROPERTY SUMMARY

Sought After Location Of Tile Hill | Close Proximities to Motorways, Train Station and Birmingham Airport | Attention First Time Buyers & Families | Private Designated Off Road Parking | Low Maintenance Rear Garden | EPC Rating C Potential B | Master Bedroom With En-suite & Walk In Wardrobe | Approx. Total Floor Area: 96 Sq.M.

## FEATURES

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## **PROPERTY DESCRIPTION**

### **Property location**

Tile Hill

See the brochure section below for comprehensive overview of the property and location.

We have built the Key Facts for Buyers Guide to give you information on local schools with their ratings, satellite view so that you can see the surrounding areas, as well as local and major transport connections, and much more.

On the viewing we will provide additional information on the property and the area so that you can make an informed decision.

### **Extension and Structural Changes**

TBC

### **Refurbishments and Features**

TBC

### **Room Measurements**

Room dimensions and total floor area are included within our floor plan.

### **Tenure**

Freehold

### **Outside Space**

Front: Gravelled Area

Rear: Patio Area

### **Additional Information**

## ROOM DESCRIPTIONS

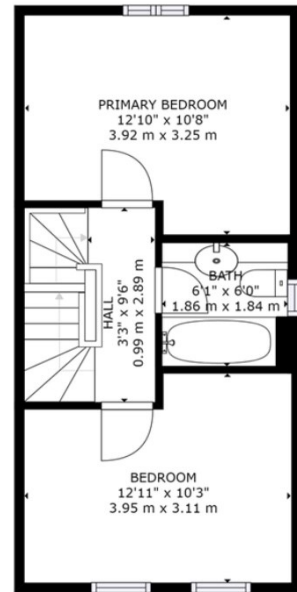




# FLOORPLAN & EPC



GROSS INTERNAL AREA  
FLOOR 1: 387 sq. ft, 36 m<sup>2</sup>, FLOOR 2: 358 sq. ft, 33 m<sup>2</sup>  
FLOOR 3: 269 sq. ft, 25 m<sup>2</sup>, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 20 sq. ft, 2 m<sup>2</sup>  
TOTAL: 1015 sq. ft, 94 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(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	