



121 Nuffield Road, Courthouse Green, Coventry, West Midlands. CV6 7HU

This double circular stone bayed halls together semi detached house enjoys the advantage of direct access and a double width car parking bay and direct shared access to a detached garage. There is gas central heating and uPVC double glazing and is to be sold with no chain. The property incorporates recess porch entrance, entrance hall, lounge, full width dining/sitting room, kitchen extension and side double glazed conservatory. There are three bedrooms and a refurbished fully tiled bathroom with shower. The property is well served within a few minutes of Gallagher Retail Park, local schools and bus services as well as being within easy access of the A444.



£220,000 Freehold

PROPERTY DESCRIPTION

This double circular stone bayed halls together semi detached house enjoys the advantage of direct access and a double width car parking bay and direct shared access to a detached garage. There is gas central heating and uPVC double glazing and is to be sold with no chain. The property incorporates recess porch entrance, entrance hall, lounge, full width dining/sitting room, kitchen extension and side double glazed conservatory. There are three bedrooms and a refurbished fully tiled bathroom with shower. The property is well served within a few minutes of Gallagher Retail Park, local schools and bus services as well as being within easy access of the A444.

FEATURES

- Double bayed semi detached house
- Popular halls together style
- Gas central heating and uPVC double glazing
- Bay windowed lounge and full width dining/sitting room
- Kitchen extension with hob and oven
- Three bedrooms and fully tiled bathroom with shower
- Direct access to double width car parking bay
- Shared access to detached garage



ROOM DESCRIPTIONS

Recess Porch Entrance

With patterned double glazed entrance door with matching side screens leading to:

Entrance Hall

1.53m x 2.63m (5' 0" x 8' 8")
With quarry tiled floor.

Bay Windowed Lounge

3.33m x 3.79m (10' 11" x 12' 5")

Full Width Dining/Sitting Room

4.96m x 3.33m (16' 3" x 10' 11")
With coal effect living flame gas fire set into the chimney breast and glazed door to:

Kitchen Extension

2.14m x 3.25m (7' 0" x 10' 8")
With a range of matching light oak fronted base and wall cupboards incorporating stainless steel four ring electric hob with extractor hood above and electric oven beneath, space for fridge freezer and space for an additional appliance, uPVC double glazed door to the side conservatory.

Conservatory

2.07m x 3.07m (6' 9" x 10' 1")
With uPVC double glazed double doors leading out to the rear garden.

First Floor Landing

1.79m x 2.57m (5' 10" x 8' 5")

Bedroom One

3.06m x 4.27m (10' 0" x 14' 0")

Bedroom Two

2.98m x 2.90m (9' 9" x 9' 6")
With wall mounted Baxi gas central heating boiler (installed December 2020).

Bedroom Three

1.80m x 2.17m (5' 11" x 7' 1")

Fully Tiled Bathroom

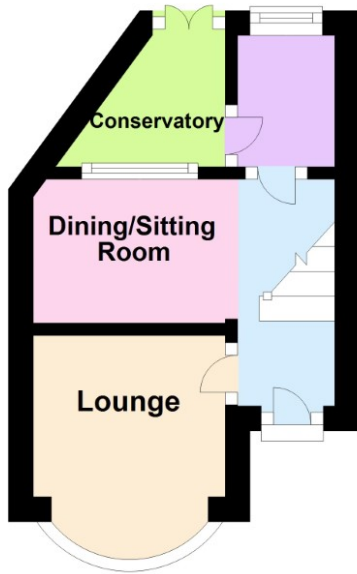
1.81m x 1.58m (5' 11" x 5' 2")
With white three piece suite with Triton shower unit.

Outside

There is direct access via a dropped kerb to a double width block paved car parking bay, direct side access shared with No. 119 through to a detached garage, enclosed rear garden with store cupboard and WC.

Ground Floor

Approx. 8.0 sq. metres (85.8 sq. feet)




First Floor

Approx. 4.7 sq. metres (50.3 sq. feet)



Total area: approx. 12.6 sq. metres (136.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk