



## 5 Poolside Gardens, Green Lane, Coventry, West Midlands. CV3 6AA

Situated in a pleasant cul-de-sac setting just off Green Lane South, this two bedroomed semi detached bungalow is to be sold with no chain. The property occupies a pleasant position and is within a few minutes drive of Stoneleigh Village as well as the A45/A46 road networks. There is gas central heating and uPVC double glazing and is of a well planned design incorporating hall, full width lounge/dining room, inner hall, fitted kitchen, two double bedrooms with built in wardrobes (one currently used as a sitting room overlooking the rear garden) and fully tiled shower room with walk-in shower cubicle. There is direct access via a driveway to a brick built garage and easily maintained gardens to both front and rear. The property is well served by local shops, schools and bus services.



£295,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Spacious two bedroomed semi detached bungalow
- Full width lounge/dining room
- Fitted kitchen with hob and oven
- Two double bedrooms
- Refurbished shower room
- Direct access to brick built garage
- Front and rear gardens
- Viewing highly recommended
- To be sold with no chain



## ROOM DESCRIPTIONS

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### Entrance Hall

1.40m x 1.82m (4' 7" x 6' 0")

### Open Plan Full Width Lounge/Dining Room

5.46m x 3.90m (17' 11" x 12' 10")

### Inner Hall

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

### Refitted Kitchen

2.38m x 2.69m (7' 10" x 8' 10")

With a range of matching base and wall cupboards incorporating four ring gas hob with stainless steel splashback, cooker hood above and electric oven beneath, space for automatic washing machine and side double glazed door leading out to the rear garden.

### Bedroom One

2.96m x 3.89m (9' 9" x 12' 9")

With built in wardrobe cupboard and free standing double wardrobe with matching drawers.

### Bedroom Two

2.42m x 4.15m (7' 11" x 13' 7")

With double built in wardrobe cupboard and aluminium sliding sealed unit double glazed patio doors leading to a covered terrace (this room is currently used as a sitting room).

### Refurbished Shower Room

1.90m x 2.04m (6' 3" x 6' 8")

With walk-in shower cubicle, wash hand basin and low level WC.

### Outside

There is direct access to a driveway leading to the brick built garage with up and over door, open plan foregarden, fully fenced rear garden with covered veranda with decked terrace, raised borders and timber framed greenhouse. The plot enjoys a pleasant aspect backing onto Kenpas Highway.

### IMPORTANT NOTE:

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# FLOORPLAN & EPC

## Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(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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