



## 259 Blackberry Lane, Wyken, Coventry. CV2 3JW

Enjoying a pleasant aspect to the rear backing onto fields, this extended two/three bedroomed demi detached bungalow warrants internal inspection to be fully appreciated and is to be sold with no chain. There is gas central heating and uPVC double glazing and the accommodation incorporates vestibule hall, spacious lounge, fitted kitchen, utility lobby, one bedroom to the ground floor and dining room with staircase to the first floor master bedroom with en-suite, double glazed conservatory overlooking the rear garden, concrete sectional garage, additional parking and hardstanding for a caravan. The property is well served within walking distance of the River Sowe, local shops, schools and bus services.



Offers in Region of £225,000 Freehold



## PROPERTY DESCRIPTION

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## FEATURES

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- Extended two bedroomed semi detached bungalow
- Central heating and double glazing
- Spacious lounge, fitted kitchen and utility lobby
- Two ground floor bedrooms, one with staircase to the first floor
- First floor master bedroom with en-suite shower room
- Garage, parking and hardstanding
- Viewing highly recommended



## ROOM DESCRIPTIONS

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### Hall

1.9m x 1.1m (6' 3" x 3' 7") uPVC patterned front entrance door with matching side screen leads to the vestibule hall with cloaks cupboard housing the meters.

### Attractive Lounge

3.5m x 5.0m (11' 6" x 16' 5")  
With fireplace with pebble stone electric fire inset.

### Inner Hall

Leading to:

### Bedroom Two

2.6m x 4.2m (8' 6" x 13' 9")

### Dining Room

3.0m x 3.1m (9' 10" x 10' 2")  
With staircase to the first floor with built in cupboards beneath, uPVC sealed unit double glazed double doors to:

### Brick Built Double Glazed Conservatory

2.6m x 3.0m (8' 6" x 9' 10")  
With uPVC sealed unit double glazed double doors leading out to the decked patio.

### Fully Tiled Wet Room

2.0m x 1.8m (6' 7" x 5' 11")  
With shower, wash hand basin, low level WC and side uPVC patterned double glazed window.

### Fitted Kitchen

2.1m x 2.1m (6' 11" x 6' 11")  
With a range of matching wall and base cupboards, built in cooker, integrated fridge and freezer and patterned double glazed door with side window to:

### Lobby

1.1m x 3.0m (3' 7" x 9' 10")  
With uPVC double glazed door providing access to the front of the bungalow and space and plumbing for automatic washing machine.

### First Floor Landing

With uPVC Velux double glazed window.

### Master Bedroom

3.9m x 4.4m (9' 6" x 14' 5")  
With a range of built in wardrobes into the alcoves and sealed unit double glazed Velux windows.

### En-Suite Shower Room

1.8m x 1.6m (5' 11" x 5' 3")  
With semi circular shower cubicle, chrome shower unit, pedestal wash hand basin, low level WC and sealed unit double glazed Velux window.

### Outside

There is car access directly off Attwood Crescent with security gates leading through to the garage and a shaded front garden with edged border.

### Concrete Sectional Garage

With up and over door and additional tarmac car parking and space for caravan.

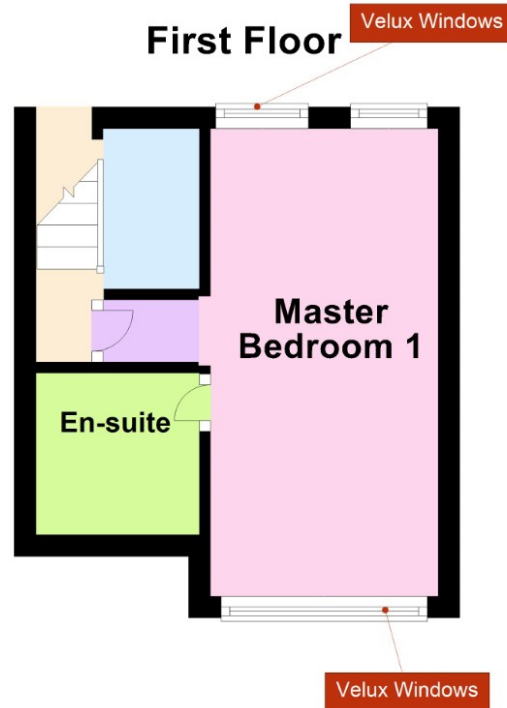
### To the Rear

There is a good sized fully fenced rear garden with decked terrace leading to a paved terrace and lawned area, raised vegetable box and timber garden shed. The property enjoys a pleasant aspect to the rear backing onto an open green.

## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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> <small>EU Directive 2002/91/EC</small>		

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