



**ROBIN JONES**  
ESTATE AGENTS

## 91 Torcross Avenue, Wyken, Coventry, West Midlands. CV2 3NW

This single stone bayed two bed roomed terraced house warrants an internal inspection to fully be appreciated and is a credit to the present owner. There is gas central heating and uPVC double glazing and is realistically priced for an early sale. The property incorporates hall, attractive bay windowed lounge, full width dining kitchen with hob and oven, double glazed veranda overlooking the rear garden, first floor landing, two bedrooms and a refurbished shower room. There is rear vehicular access, front walled garden and good sized fully fenced rear garden. The property is well served within walking distance of Sewall Highway shopping parade, local schools and bus services as well as being within easy access of the city centre.



£175,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Single stone bayed terraced property
- Pleasant residential road
- Gas central heating and double glazing
- Attractive bay windowed lounge
- Full width dining kitchen
- Double glazed verandah
- Two bedrooms and refurbished shower room
- Rear vehicular access
- Viewing highly recommended to avoid disappointment



## ROOM DESCRIPTIONS

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### Hall

uPVC patterned entrance door leads to the hall with glazed door leading to:

### Attractive Lounge

3.64m x 3.21m (11' 11" x 10' 6")

With glazed door leading to:

### Full Width Refitted Dining Kitchen

4.14m x 3.10m (13' 7" x 10' 2")

With a range of base and wall cupboards incorporating stainless steel four ring gas hob with extractor hood above and electric oven beneath, built in cupboard housing the wall mounted Worcester wall mounted gas fired central heating boiler, uPVC double glazed door leading to:

### uPVC Double Glazed Veranda

2.55m x 2.30m (8' 4" x 7' 7")

With space for automatic washing machine and tumble dryer.

### First Floor Landing

With access to the loft space .

### Bedroom One

4.14m x 3.64m (13' 7" x 11' 11")

### Bedroom Two

3.10m x 2.76m (10' 2" x 9' 1")

### Refurbished Shower Room

2.70m x 1.70m (8' 10" x 5' 7")

With corner shower cubicle with chrome shower unit, contemporary square wash hand basin with drawers beneath and low level WC.

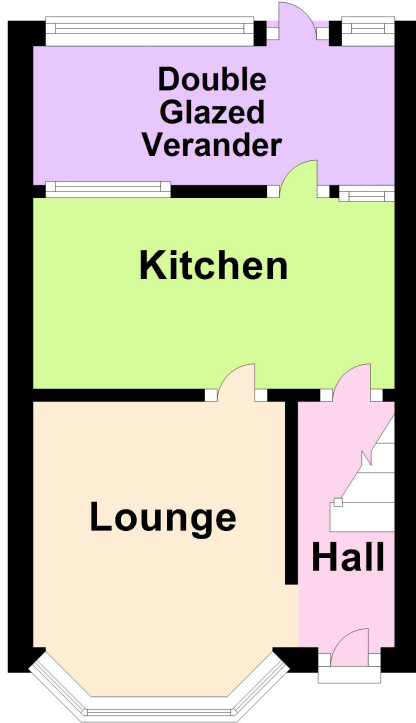
### Outside

There is rear car access to a concrete hardstanding (currently housing a large timber storage shed with double glazed window and door to the rear garden), walled foregarden, well laid out fully fenced rear garden with paved terrace and lawned area with established borders and gate giving rear pedestrian access.

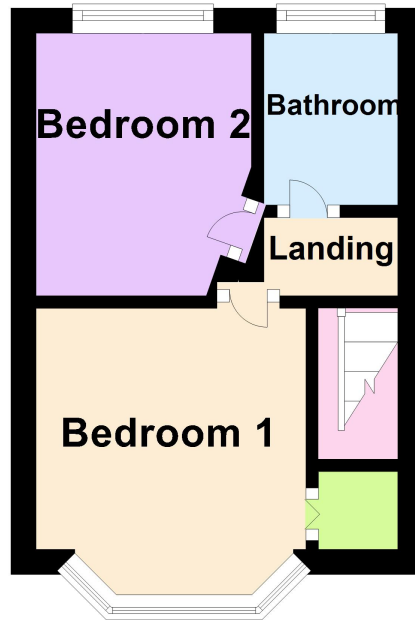
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### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(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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