



371 Walsgrave Road, Coventry, West Midlands. CV2 4BG

This elevated double circular stone bayed terraced property has been well cared for by the present owners over the past 40 years and is to be sold with no chain. There is gas central heating and uPVC double glazing and is of a well planned design. Incorporating recess porch entrance, entrance hall, two well proportioned reception rooms, extended kitchen with hob, oven and microwave, fully tiled ground floor shower room and three bedrooms and fully tiled bathroom to the first floor. There is rear access to a concrete sectional garage, gardens to the front and rear backing onto to Stoke St Michaels Church grounds.



£235,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Elevated double circular stone bayed terraced property
- Gas central heating and double glazing
- Bay windowed lounge and separate dining/sitting room
- Extended kitchen with hob, oven and microwave
- Three bedrooms
- Ground floor shower room and first floor bathroom
- Rear access to concrete sectional garage
- Front and rear gardens
- Vacant possession with no chain



ROOM DESCRIPTIONS

Recess Porch Entrance

With Minton tiled floor and uPVC door leading to:

Entrance Hall

1.65m x 3.80m (5' 5" x 12' 6")

Lounge

3.74m x 4.40m (12' 3" x 14' 5")

With feature oak fireplace set onto a quarry tiled hearth.

Dining/Sitting Room

3.21m x 3.75m (10' 6" x 12' 4")

With feature oak fireplace with tiled inset, open cast iron fireplace, stove and tiled hearth, uPVC double glazed door leading out to the rear garden.

Extended Kitchen

2.22m x 5.30m (7' 3" x 17' 5")

With a range of matching base and wall cupboards, breakfast bar, stainless steel four ring gas hob with matching cooker hood above, electric oven with built in microwave above, space for washing machine, space for fridge freezer, and uPVC sealed unit double glazed door leading out to the rear garden.

Fully Tiled Ground Floor Shower Room

1.98m x 1.32m (6' 6" x 4' 4")

With corner shower cubicle with Triton shower unit, curved sliding screen, pedestal wash hand basin, low level WC and heated towel rail.

First Floor Landing

2.08m x 3.14m (6' 10" x 10' 4")

With access to loft space with pull down ladder and light.

Bedroom One

3.32m x 4.39m (10' 11" x 14' 5")

Bedroom Two

3.56m x 3.75m (11' 8" x 12' 4")

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

Bedroom Three

2.11m x 2.33m (6' 11" x 7' 8")

With feature window.

Fully Tiled Bathroom

1.90m x 1.65m (6' 3" x 5' 5")

With traditional white three piece suite with telephone style shower unit and uPVC double glazed window.

Outside

There is rear car access to a detached garage, walled foregarden and fully fenced rear garden with storage unit and gate to rear pedestrian access. The property enjoys a pleasant aspect to the rear backing onto to Stoke St Michaels Church grounds with Stoke Park School beyond.

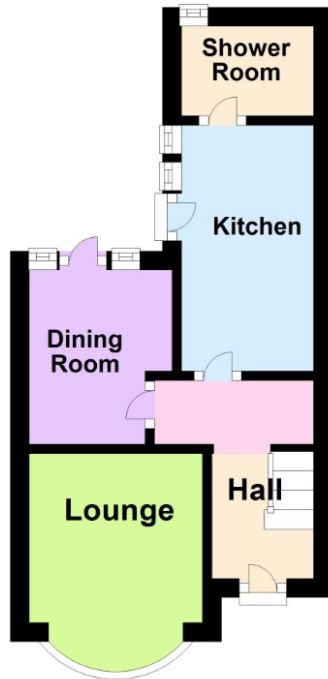
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FLOORPLAN & EPC

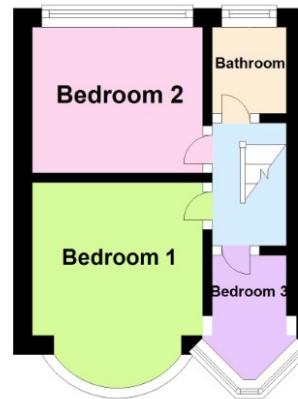
Ground Floor

Approx. 14.5 sq. metres (156.5 sq. feet)




First Floor

Approx. 8.2 sq. metres (88.2 sq. feet)



Total area: approx. 22.7 sq. metres (244.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(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	

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