



28 Herrick Road, Poets Corner, Coventry, West Midlands. CV2 5JL

This single bayed two bedroomed terraced property incorporates compact well planned first time buy accommodation and is to be sold with no chain. There is gas central heating and uPVC double glazing and enjoys a through lounge/dining room, full width extended kitchen, two bedrooms and shower room to the first floor. The property enjoys rear vehicular access to a concrete sectional garage. Being well set back from the road and enjoying a good sized fully fenced rear garden. Being well served by all local amenities as well as being within easy access of the city centre.



£185,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Elevated single bayed terraced property
- Convenient residential location
- Gas central heating and double glazing
- Through lounge/dining room
- Full width extended kitchen
- Two bedrooms and shower room
- Rear access to concrete sectional garage
- Vacant possession with no chain



ROOM DESCRIPTIONS

Entrance Hall

Sealed unit panelled double glazed entrance door leads to the hall with stairs to first floor.

Bay Windowed Through Lounge

4.49m x 7.00m (14' 9" x 23' 0")
With patterned glazed door to:

Extended Kitchen

4.43m x 1.72m (14' 6" x 5' 8")
With uPVC double glazed doors leading out to the rear garden.

First Floor Landing

With access to loft space.

Bedroom One

4.51m x 3.36m (14' 10" x 11' 0")

Bedroom Two

2.77m x 3.22m (9' 1" x 10' 7")
With built in cupboard housing the Vaillant gas fired central heating boiler.

Fully Tiled Shower Room

1.48m x 1.70m (4' 10" x 5' 7")
With walk-in shower cubicle, wash hand basin and low level WC.

Outside

There is rear access to a concrete sectional garage, walled foregarden, good sized fully fenced rear garden with paved terrace, timber garden shed and gate giving rear pedestrian access.

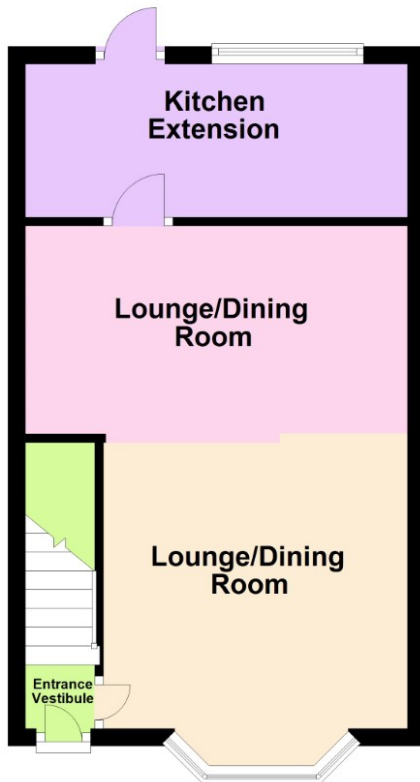
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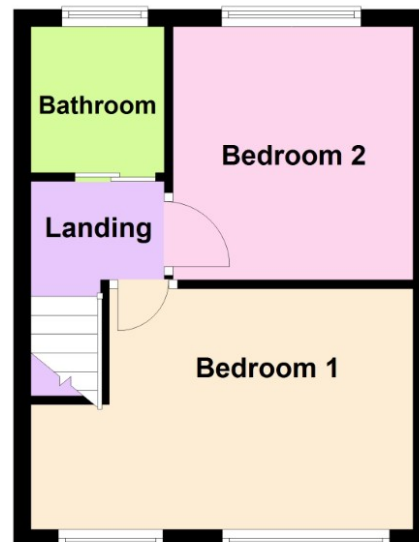
FLOORPLAN & EPC



Ground Floor



First Floor



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	

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk