



ROBIN JONES
ESTATE AGENTS



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27 Burns Road, Poets Corner, Coventry, West Midlands. CV2 4AD

Situated on a tree lined residential road, this traditional style double circular stone bayed halls together end terraced property has been occupied by the present owner for 60 years. Having uPVC double glazing and heated by gas fires and storage heaters the property incorporates porch, entrance hall, bay windowed lounge, separate dining/sitting room with double glazed doors leading to the rear garden, refitted kitchen with slot in gas cooker, integrated fridge, freezer and washing machine. There are three bedrooms to the first floor and bathroom with shower. There is rear access to a detached concrete sectional garage, car port and gardens to the front and rear. Being within walking distance of Forum Shopping Parade, local schools and bus services as well as being within easy access of the city centre.



£215,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Traditional style double circular stone bayed walls together end terraced
- Pleasant tree lined residential road
- uPVC double glazing
- Bay windowed lounge and separate dining/sitting room
- Refitted kitchen with slot in gas cooker and integrated fridge, freezer and washing machine
- Three bedrooms and bathroom with shower
- Rear access to detached concrete garage
- Front and fully fenced rear garden
- To be sold with no chain



ROOM DESCRIPTIONS

Porch

uPVC patterned double glazed double doors lead into the enclosed porch entrance with traditional double glazed entrance door leading to:

Entrance Hall

1.65m x 3.84m (5' 5" x 12' 7")
With feature Minton tiled floor.

Bay Windowed Lounge

3.44m x 3.86m (11' 3" x 12' 8")
With gas fire set into an oak surround.

Dining/Sitting Room

3.18m x 3.89m (10' 5" x 12' 9")
With uPVC sealed unit double glazed door with matching side screens leading out to the rear garden.

Refitted Kitchen

1.90m x 4.92m (6' 3" x 16' 2")
With a range of cream fronted base and wall cupboards incorporating slot in four ring gas cooker, integrated fridge, freezer and washing machine, fitted rectangular breakfast table with three chairs and uPVC sealed unit double glazed door leading out to the rear garden.

First Floor Landing

2.00m x 2.87m (6' 7" x 9' 5")

Bedroom One

3.15m x 4.13m (10' 4" x 13' 7")

Bedroom Two

3.43m x 3.73m (11' 3" x 12' 3")
With built in airing cupboard and double built in wardrobe cupboard.

Bedroom Three

2.04m x 2.32m (6' 8" x 7' 7")

Bathroom

1.72m x 1.86m (5' 8" x 6' 1")
With white three piece suite together with shower unit.

Outside

There is rear access to a detached concrete sectional garage with double doors and side personal door with adjoining car port with double gates, walled foregarden with brick block paved terrace and side access shared with No. 25 with gate through to the fully fenced rear garden with concrete terrace, pathway, raised borders, timber garden shed and brick built store cupboard with adjoining WC.

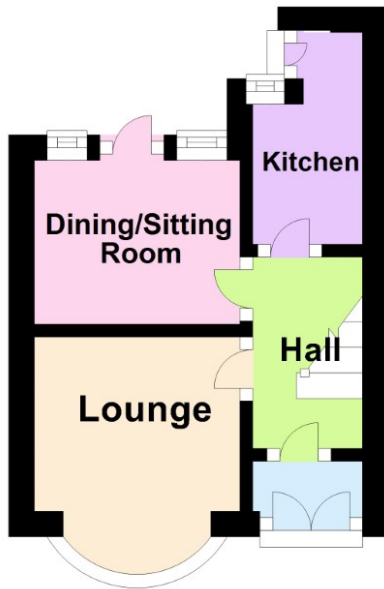
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FLOORPLAN

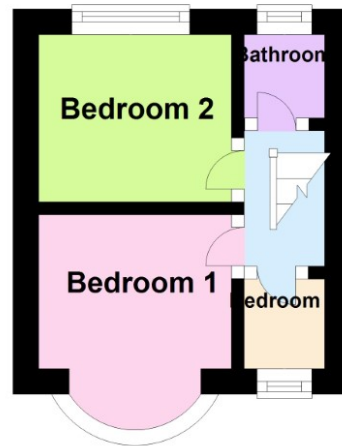
Ground Floor

Approx. 7.9 sq. metres (84.6 sq. feet)



First Floor

Approx. 5.4 sq. metres (58.6 sq. feet)



Total area: approx. 13.3 sq. metres (143.1 sq. feet)