



5 Battalion Court, Keresley, Coventry, West Midlands. CV6 2QB

In a pleasant cul-de-sac setting on this small modern development, this freehold well presented and carpeted three bedroomed detached house is to be sold with no chain. There is gas central heating, uPVC double glazing and PVC soffits and bargeboards. Internal inspection is recommended to be fully appreciated. Incorporating entrance hall, cloakroom, lounge, full width dining kitchen with built in appliances and brick built double glazed conservatory. To the first floor there are three bedrooms, master ensuite and a brand new family bathroom. Being well served for all local amenities as well as being within a few minutes drive of local countryside.



PROPERTY DESCRIPTION

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FEATURES

- Well presented and recently redecorated and recarpeted detached house
- In a pleasant cul-de-sac setting
- Gas central heating and double glazing
- Spacious lounge and full width dining kitchen
- Brick built double glazed conservatory
- Three bedrooms
- Master ensuite and brand new bathroom
- Direct access to brick built garage and private rear garden
- Vacant possession with no chain



ROOM DESCRIPTIONS

Porch Entrance

Leading to:

Entrance Hall

Cloakroom

With low level WC, wash hand basin and heated towel rail.

Spacious Lounge

4.1m x 5.1m (13' 5" x 16' 9")

With living flame gas fire.

Open Plan Dining Room and Kitchen

2.7m x 5.0m (8' 10" x 16' 5")

Kitchen having a range of matching base and wall cupboards, brand new gas hob with extractor hood above and oven beneath, integrated fridge freezer, dishwasher, washing machine, brand new ceiling spotlights and uPVC sealed unit double glazed double doors leading to the conservatory.

Conservatory

2.7m x 2.7m (8' 10" x 8' 10")

With uPVC double glazed double doors leading out to the rear garden.

First Floor Landing

1.8m x 3.35m (5' 11" x 11' 0")

With built in cupboard over the stairs with wall mounted Maine Elite gas fired central heating boiler.

Bedroom One

2.7m x 3.7m (8' 10" x 12' 2")

With built in wardrobe.

Ensuite Shower Room

With brand new corner shower unit with bifold screen, corner wash hand basin and WC.

Bedroom Two

2.7m x 3.1m (8' 10" x 10' 2")

Bedroom Three

2.0m x 2.4m (6' 7" x 7' 10")

Refurbished Family Bathroom

With brand new three piece suite incorporating bath with shower unit and bifold screen, wash hand basin, WC and chrome towel rail.

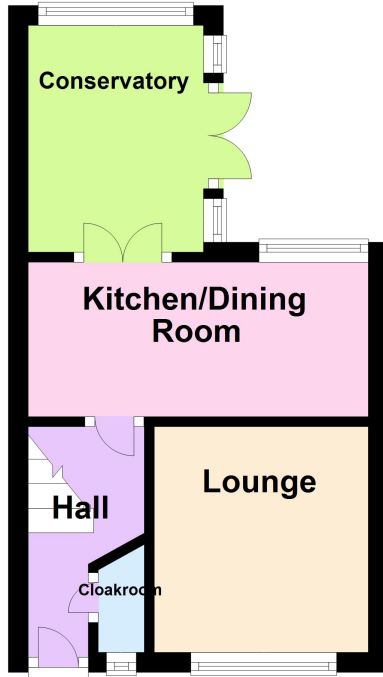
Outside to the Front

There is direct access via a brick block paved driveway leading to the garage and an open plan foregarden.

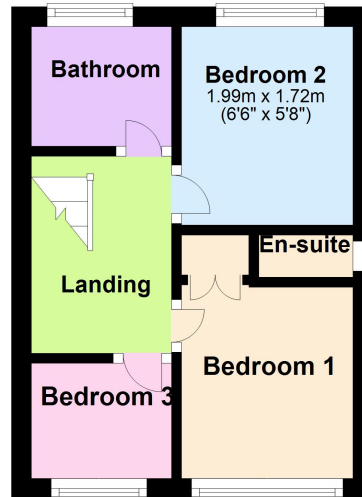
Rear Garden


A side gate leads to the fully fenced rear garden with lawned area and established borders.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C		70	
(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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