



Station Avenue, Coventry

Guide Price £485,000





PROPERTY OVERVIEW

This traditional 4-bedroom semi-detached property has been completely refurbished in the last 18 months and has been significantly extended to provide over 1400sq ft of living accommodation. Being available to purchase with no onward chain, the property is located within commuting distance of the A45, M6, M42, Birmingham Airport and Balsall Common, and in summary provides potential purchasers with:- large entrance hallway, lounge, family room / study, stunning open plan kitchen / diner, utility room, guest WC, four bedrooms (principal en-suite) and a modernised family bathroom with a bath & separate shower cubicle.

Outside, the property provides driveway parking for multiple vehicles and a well proportioned rear garden with a block paved patio area, lawn and full height fencing to all sides.

Viewing is by prior appointment with Xact on 01676 535 411.



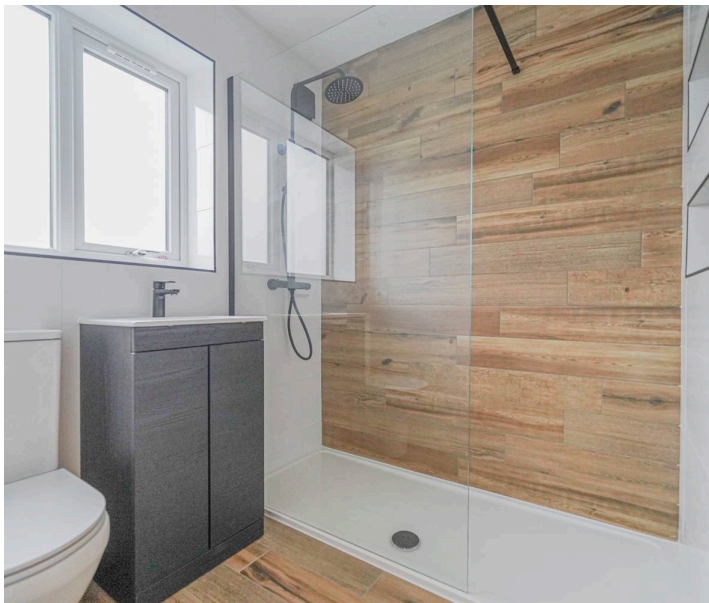


PROPERTY LOCATION

The property is situated on the western outskirts of Coventry, close to a comprehensive range of day-to-day amenities including shops, a popular pubic house and just a short distance to Tile Hill Wood School and Tile Hill railway station which provides regular rail links to Birmingham, Coventry and London. For commuters, the A45 is just short drive away providing onward access to the M6, M42 and midlands motorway network.

Council Tax band: D

Tenure: Freehold



- Completely Refurbished Traditional Semi
- Extended Open Plan Kitchen / Diner
- Lounge & Family Room / Study
- En-Suite Principal Bedroom
- Utility Room & Guest WC
- Driveway Parking
- Good Size Rear Garden



ENTRANCE HALLWAY

KITCHEN / DINER

23' 4" x 15' 9" (7.12m x 4.80m)

UTILITY ROOM

9' 6" x 9' 2" (2.90m x 2.80m)

WC

LOUNGE

11' 11" x 10' 8" (3.62m x 3.26m)

FAMILY ROOM / STUDY

14' 0" x 8' 2" (4.27m x 2.48m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 11" x 10' 10" (3.64m x 3.31m)

ENSUITE

8' 7" x 6' 3" (2.61m x 1.90m)

BEDROOM TWO

14' 2" x 10' 10" (4.33m x 3.31m)

BEDROOM THREE

10' 4" x 8' 3" (3.14m x 2.52m)

BEDROOM FOUR

7' 7" x 6' 6" (2.32m x 1.97m)

BATHROOM

8' 6" x 7' 0" (2.60m x 2.13m)

TOTAL SQUARE FOOTAGE

131.0 sq.m (1410 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN WITH BLOCK PAVED PATIO AREA



ITEMS INCLUDED IN THE SALE

All kitchen appliances (including integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer and dishwasher), all carpets and all light fittings.

ADDITIONAL INFORMATION

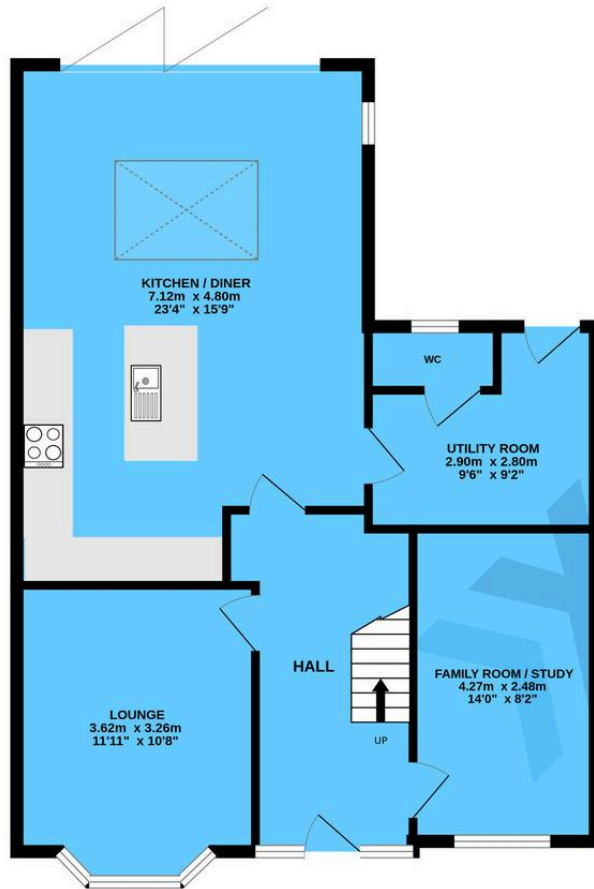
Services - direct mains water, sewers and electricity.
Central heating - gas. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

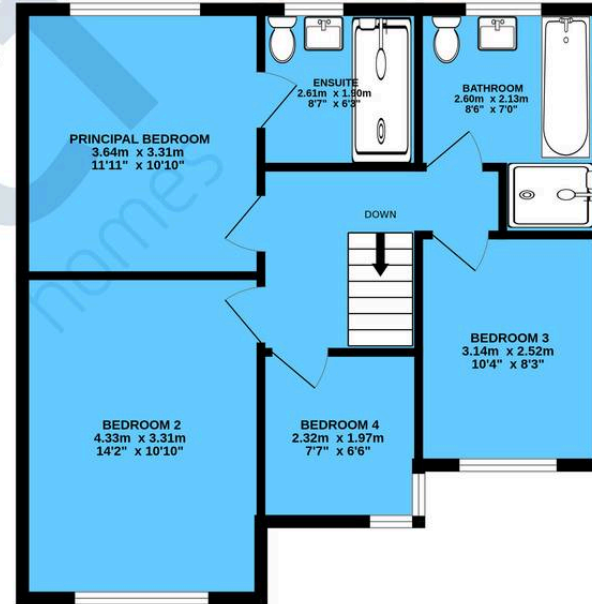
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 131.0 sq.m. (1410 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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