



Nutbrook Avenue, Coventry  
£350,000





## PROPERTY OVERVIEW

This spacious detached bungalow is well maintained and provides further scope for refurbishment and remodelling and is available to purchase with no onward chain. The property is located in a quiet residential road and benefits from a good size South facing garden which backs onto woodland, in summary the property provides potential purchasers with:- enclosed porch, entrance hallway, generous living room overlooking the rear garden, two bedrooms, shower room, WC, dining room, breakfast kitchen and utility area.

Outside there is private South facing garden with patio area which backs onto woodland, garage and driveway parking.

Viewing is by appointment only with Xact on 01676 534 411.



- Two Bedroom Detached Bungalow
- Well Maintained with Scope to Refurbish
- No Onward Chain
- Living Room Overlooking Rear Garden
- Kitchen & Dining Room (Potential to Knock Through)
- Backing Onto Woodland
- Driveway Parking & Garage
- South Facing Rear Garden



#### PROPERTY LOCATION

Nutbrook Avenue offers easy access to Coventry, Birmingham and Solihull with the surrounding villages of Meriden, Berkswell and Balsall Common just a short drive away. The area is also within a short distance of the M6 and M42 providing commuting access to the Midlands motorway network and Tile Hill train station provides routes into Birmingham, Coventry and London Euston.

Council Tax band: D

Tenure: Freehold

#### PORCH

#### ENTRANCE HALLWAY

#### WC

#### LIVING ROOM

18' 4" x 12' 6" (5.59m x 3.81m)

#### DINING ROOM

13' 1" x 11' 10" (3.99m x 3.61m)

#### BREAKFAST KITCHEN

11' 5" x 11' 2" (3.48m x 3.40m)

#### UTILITY AREA

10' 10" x 4' 9" (3.30m x 1.45m)

#### BEDROOM ONE

12' 6" x 10' 6" (3.81m x 3.20m)

#### BEDROOM TWO

11' 10" x 9' 2" (3.61m x 2.79m)

#### SHOWER ROOM

7' 10" x 5' 5" (2.39m x 1.65m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 1" x 9' 10" (4.90m x 3.00m)

### **TOTAL SQUARE FOOTAGE**

97.1 sq.m (1045 sq.ft) approx.

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **PRIVATE GARDEN WITH PATIO AREA**

### **ITEMS INCLUDED IN THE SALE**

Garden shed, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded.

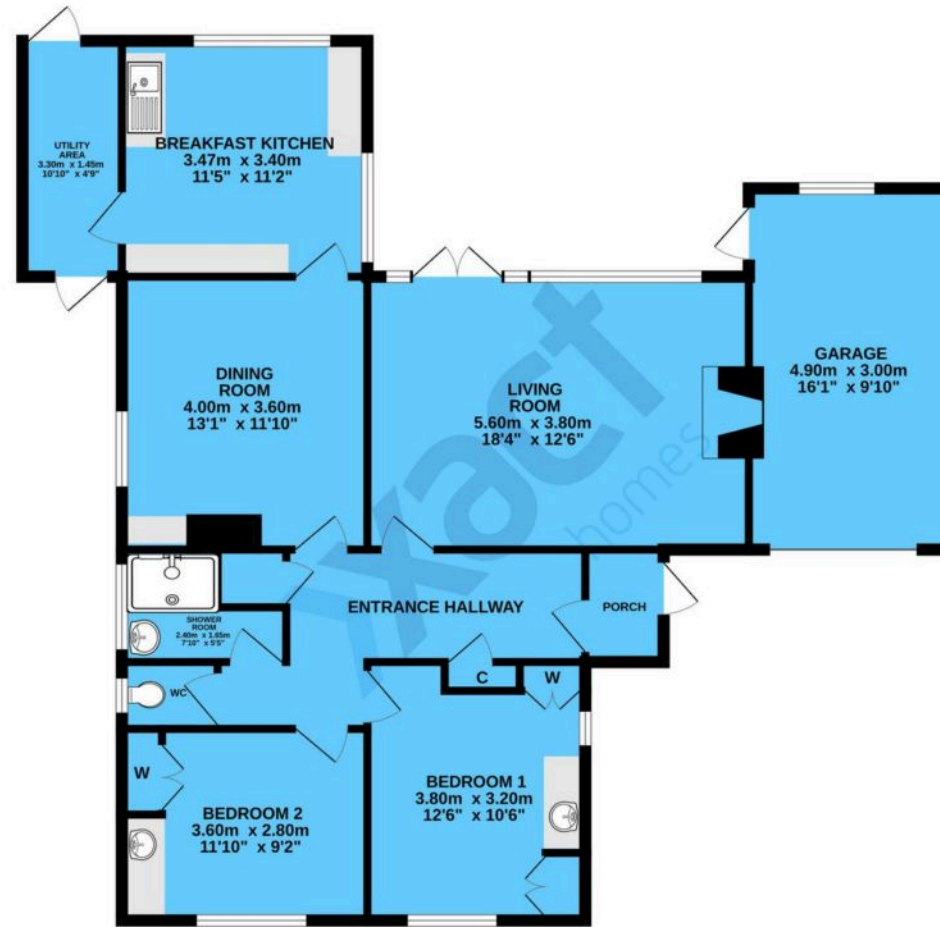


#### **INFORMATION FOR POTENTIAL BUYERS**

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



TOTAL FLOOR AREA: 97.1 sq.m (1045 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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# Xact Homes

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