



Nutbrook Avenue, Coventry
£325,000





PROPERTY OVERVIEW

This deceptively spacious detached bungalow provides scope for refurbishment and extension (STPP) 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. The property is currently configured with one bedroom & two reception rooms however it can readily be furnished as two bedrooms & one reception room if preferred. In summary the property provides potential purchasers with:- enclosed porch, wide entrance hallway, living room, breakfast kitchen, two bedrooms, conservatory and an accessible shower room.

Outside there is private South facing garden with patio area which backs onto woodland, single garage with workshop / tool store behind and driveway parking for multiple vehicles.

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



- Two Bedroom Bungalow
- No Onward Chain
- Potential to Extend (STPP) & Refurbish
- Large Breakfast Kitchen
- Conservatory
- Accessible Shower Room
- South Facing Rear Garden
- Backing on Woodland
- Driveway Parking & Garage



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: E

Tenure: Freehold

PORCH

ENTRANCE HALLWAY

LIVING ROOM

13' 3" x 12' 6" (4.04m x 3.81m)

CONSERVATORY

15' 9" x 10' 4" (4.80m x 3.15m)

BREAKFAST KITCHEN

14' 1" x 11' 6" (4.29m x 3.51m)

BEDROOM ONE

15' 5" x 12' 6" (4.70m x 3.81m)

SITTING ROOM/BEDROOM TWO

14' 9" x 14' 5" (4.50m x 4.39m)

SHOWER ROOM

8' 10" x 8' 2" (2.69m x 2.49m)

OUTSIDE THE PROPERTY

GARAGE

18' 1" x 9' 10" (5.51m x 3.00m)

WORKSHOP/TOOL STORE

12' 10" x 9' 10" (3.91m x 3.00m)

**TOTAL SQUARE FOOTAGE**

130.2 sq.m (1401 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**PRIVATE REAR GARDEN WITH PATIO AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, washing machine, tumble dryer, brick built garden shed, greenhouse, electric garage door, all curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. 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
130.2 sq.m. (1401 sq.ft.) approx.



TOTAL FLOOR AREA : 130.2 sq.m. (1401 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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Xact Homes

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