



 **3**
Bedrooms

 **1**
Bathroom



****REFURBISHED**NO CHAIN**MODERN OPEN PLAN KITCHEN/DINER**MODERN BATHROOM**** A three-bedroom double-bay semi-detached family home located in the popular area of Allesley within easy reach of A45, Birmingham airport, and Coventry City Centre. Briefly comprising of entrance hallway, front reception room with bay window, brand new open plan kitchen/diner with oven, electric hob, integrated fridge/freezer, dishwasher and space further appliances with French doors opening into decking to the rear garden, storage cupboard with the gas meter. On the first floor are two double bedrooms, a single box room, newly fitted fully tiled white suite bathroom with a shower over the bath. Outside to the front is a driveway for at least 3 cars, lawn, and to the rear is a garage, lawn, and decking area. Other features include a cul-de-sac location, rewired in 2017, boiler fitted 2016, no onwards chain, potential to further extend subject to planning, smart meters, and a water meter. Energy Rating D

Notes:

Loft access from the landing – not boarded, no ladder, is insulated

Freehold.

Council Tax Band D – Approx. £2,296 pa

Built in the 1950's

Rewired in 2017

Vaillant combi boiler located in rear bedroom – installed 2016

Smart meters and water meter.

Vacant - was rented in 2024 and was getting £1,400pcm.

Measurements in foot

Front reception – 13.25 (to bay) X 11.79

Kitchen/diner - 17.85 x 12.81 max

Bathroom -6.58 x 6.00

Bedroom 1 (front) 13.86 (to bay) X 10.84

Bedroom 2 (rear) 12.46 X 10.88

Bedroom 3 (front box) 8.97 X 7.07

Garage - 15.25 x 10.13 - single. Manhole cover location



Total Area: Approx 80 sq/m

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Harvey Close, Allesley, Coventry, CV5 9FU

