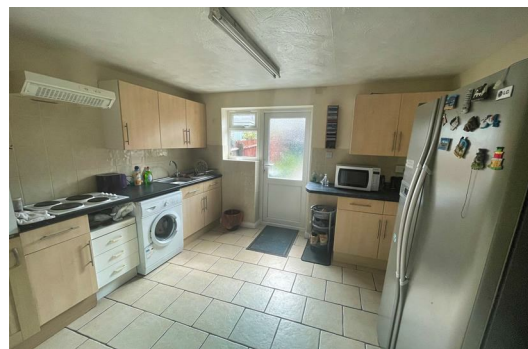
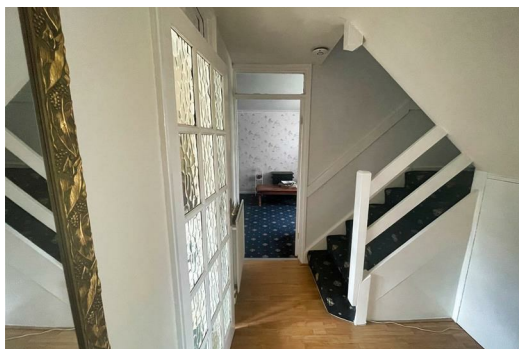




**109 Brookside Avenue, Coventry  
Warwickshire CV5 8AB  
£159,999**

Pointons Estate Agents are pleased to offer for sale this beautiful terraced house located in the desirable location of Whoberley. Benefiting from gas central heating and full double glazing throughout. In brief the accommodation comprises off: entrance hall, two reception rooms, fitted kitchen breakfast room, wc/shower room. To the first floor there are three well proportioned bedrooms and a family bathroom. Outside is a low maintenance garden with access to a garage. An internal inspection to appreciate the size and quality of accommodation on offer.

Viewings are by strict appointment via the agent.





### Entrance Hall

Entrance via UPVC double glazed front door, with doors off to various rooms, stairs off to the first floor and under-stairs storage cupboard

### WC

Privacy glass double glazed window to the front, low level wc, hand wash basin and shower room

### Dining Room

Two Double Glazed windows to the rear, fully carpeted.

### Kitchen

Fitted with a matching range of base and eye level units with worktop space over, double glazed window and door to low maintenance garden.

### Lounge

Double glazed window to the front on the property and doors leading to the enclosed dining room.

### Landing

Fully carpeted, doors off to bedrooms, bathroom and storage cupboards.

### Bedroom 1

Double glazed window, central heating radiator.

### Bedroom 2

Double glazed window, central heating radiator and walk-in wardrobe.

### Bedroom 3

Double glazed window, central heating radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiled splashback and to all walls, obscure double glazed window to side.

### Garage

Garage to the rear of the property with access through garden.

### Outside

To the rear is an enclosed garden mainly block paved for ease of maintenance.

### GENERAL INFORMATION

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

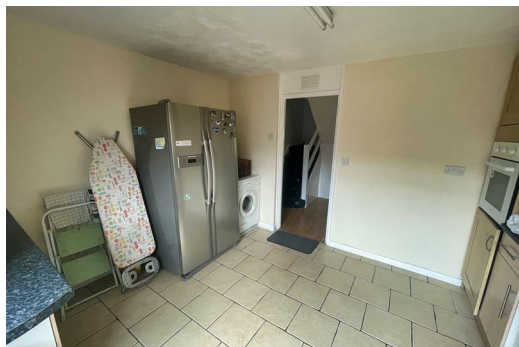
NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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