



 **2**
Bedrooms

 **1**
Bathroom



****NO ONWARDS CHAIN & IDEAL FIRST TIME BUY**** A two-bedroom mid-terraced family home located in the popular area of Whoberley providing easy access to the A45, Birmingham Airport, Coventry City Centre. Additionally Whoberley Hall and St Christopher primary school are within a few minutes' walk from the property.

Briefly comprising of entrance hallway, lounge, kitchen/diner with oven, gas hob, and space for appliances with access onto the rear garden. To the first floor are two bedrooms with one benefitting from a built-in storage cupboard, a part tiled bathroom with an electric shower over the bath. Outside is a low-maintenance garden to the front and a part paved and lawned rear garden with a small wooden shed. Other features include double glazing, gas central heating, an alarm system, and parking for up to 4 cars.

Call to arrange a viewing.

Good to know:

Council Tax - B - £1615

EPC - C

No onwards Chain.

Boiler - Vailant - located in the kitchen - around 10 yrs old, serviced each year.

Loft accessed via the landing - with a ladder, not boarded, is insulated

Property built in 1995

Parking is located to the far left, with additional space behind the gates.

IF modernized and rented we estimate between £800-£825pcm

Consumer unit is located in the hallway.

Measurements

Lounge – 13.46ft X 12.25ft

Kitchen/Diner -8.98ft X 12.12ft

Hallway

Bedroom 1 (rear) 12.34ft X 7.79ft

Bedroom 2 (front) 7.94ft X 9.14ft

Bathroom – 5.78ft X 5.84ft

Landing – Loft access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

