



 <b>3</b> Bedrooms	 <b>1</b> Bathroom	 <b>1</b> Receptions	 <b>0</b> Parking Space
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- Garage

Elliott Quinn Estates are exciting to bring to market this stunning three bedroom semi-detached property, located in the sought after area of Allesley park and a short distance from the Park Entrance


Walking up to the property there is a good size drive way with parking in front and down the side of the property, this also gives you access to the garage at the end of the drive way. Going into the property the ground floor has porch way which leads into the open plan living area, which is very well presented and has a working log fire place. Downstairs also comprises of a well presented modern kitchen.

Heading upstairs there are 2 well presented double bedrooms and well sized single bedroom alongside a modern bathroom with jacuzzi bath.

The Garden is comprised of a patio area and lawn and is well presented with minimal upkeep required.

The Property is on a quiet road and only one street away from the entrance to Allesley Park. It is a short distance from local amenities, shops and buses. It is also ideal located for a range of good primary schools.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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**Disclaimer**

*Whilst these particulars have been carefully prepared by Elliott Quinn Estates their accuracy cannot be guaranteed. They do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Elliott Quinn Estates. Registered in England No. Registered Office CV5, Coventry. VAT No.*