



 **3**
Bedrooms

 **2**
Bathrooms



****NO ONWARDS CHAIN**OFF ROAD PARKING TO REAR**GARAGE**** A well-proportioned three-bedroom semi-detached family home located on the Kenpas highway just set back from the road behind mature trees providing privacy. The area boasts an array of local amenities such as Finham Secondary, Styvechale, and Grange Farm Primary School Catchment, JLR, A45, A46, War Memorial Park, and Coventry City Centre/Train Station.

Briefly comprising of porch, entrance hallway, through lounge/diner with bay window, electric fireplace, fitted kitchen with space for appliances and the location of the Worcester boiler, ground floor toilet, conservatory and lean-to/utility area. To the first floor are three generous-sized bedrooms, a separate toilet and a family bathroom. Outside to the front is a low maintenance front garden (pedestrian access only, a drive to the front is not possible) and to the rear is 54-foot long garden being mainly laid to lawn with small lean to greenhouse, a shed and a single garage along with an area to park your car, the rear is gated/secure.

Good to know:

Probate has been granted.

No onwards Chain

EPC - C

84 Sq Meters / 904 sq foot

Council tax band - D - £2,076 pa

Measurements in foot.

Porch - 3.65ft X 9.24ft (max)

Hallway - Meter location, fuse box dated 2008.

Lounge/Diner - 26.15ft X 13.15ft (max)

Conservatory - 8.65ft X 8.85ft

Kitchen - 7.58ft X 8.85ft

Toilet - 3.36ft X 2.12ft

Lean-to - 21.24ft X 4.13ft - coal shed with gas meter location

UPSTAIRS

Bathroom - 5.09ft X 5.04ft

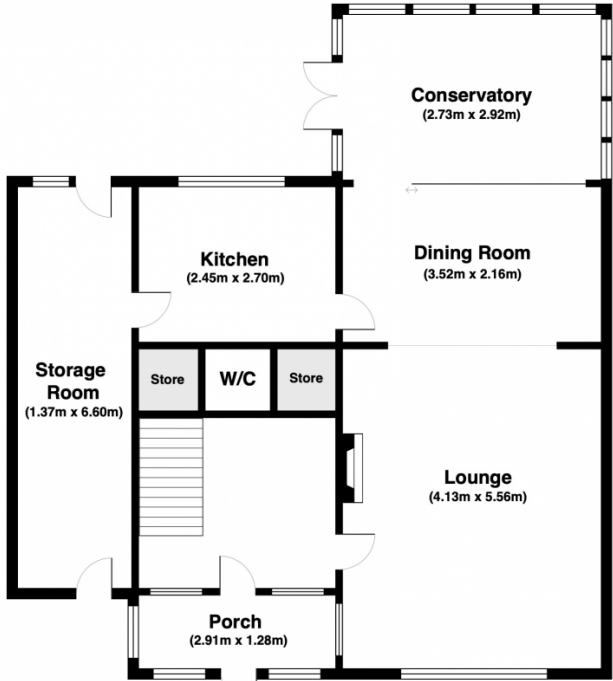
Separate toilet - 5.15ft X 2.29ft

Bedroom 1 (front) - 15.09ft X 10.68ft

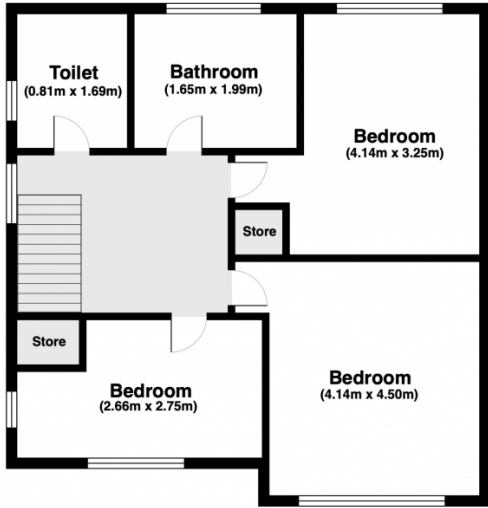
Bedroom 2 (rear) 10.31ft X 10.88ft

Bedroom 3 (front) 8.66ft (max) X 8.36ft (max)

Landing - loft access



Ground Floor Area: Approx 64 sq/m



First Floor Area: Approx 49 sq/m

Total Area: Approx 113 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: 91 Kenpas Highway, Finham, COVENTRY, West Midlands

