



Beanfield Avenue, Coventry

Guide Price £325,000





PROPERTY OVERVIEW

This traditional three bedroom semi detached house, located within walking distance of Finham Park School, offers the potential to extend subject to obtaining necessary planning permissions. Benefitting from UPVC double glazing, gas central heating and offering further potential to refurbish, the accommodation provides potential purchasers with:- porch, entrance hallway, lounge, dining room, conservatory, recently fitted kitchen with integrated appliances, guest WC, three bedrooms and a shower room.

Outside the property benefits from a generous West facing rear garden and off road parking to the front.

Viewing is by appointment only with Xact on 01676 534 411.

PROPERTY LOCATION

Beanfield Avenue is conveniently located for access to local amenities such as shops and pubs and is within the catchment for Finham Park School and Stivichall Primary. Transport links via the A45 give easy access to the midland motorway network, while rail links can be found at Canley or Coventry, both around 10 minutes away. Coventry City Centre is a short drive away providing a comprehensive range of shops, restaurants and entertainment venues.





Council Tax band: C

Tenure: Freehold

- Traditional Three Bedroom Semi-Detached
- Modern Fitted Kitchen
- Lounge, Dining Room & Conservatory
- Potential to Extend (STPP)
- West Facing Rear Garden
- UPVC Double Glazed & Gas Central Heating
- Off Road Parking
- Walking Distance to Finham Park School





PORCH

ENTRANCE HALL

12' 10" x 6' 7" (3.91m x 2.01m)

LOUNGE

13' 5" x 12' 6" (4.09m x 3.81m)

DINING ROOM

11' 6" x 10' 8" (3.51m x 3.25m)

CONSERVATORY

10' 4" x 8' 10" (3.15m x 2.69m)

KITCHEN

13' 1" x 6' 7" (3.99m x 2.01m)

WC

6' 7" x 2' 6" (2.01m x 0.76m)

FIRST FLOOR

BEDROOM ONE

13' 5" x 12' 6" (4.09m x 3.81m)

BEDROOM TWO

12' 6" x 12' 6" (3.81m x 3.81m)

BEDROOM THREE

7' 3" x 5' 10" (2.21m x 1.78m)

SHOWER ROOM

5' 11" x 5' 7" (1.80m x 1.70m)

TOTAL SQUARE FOOTAGE

94.2 sq.m (1014 sq.ft) approx.





OUTSIDE THE PROPERTY

OFF ROAD PARKING

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains and light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

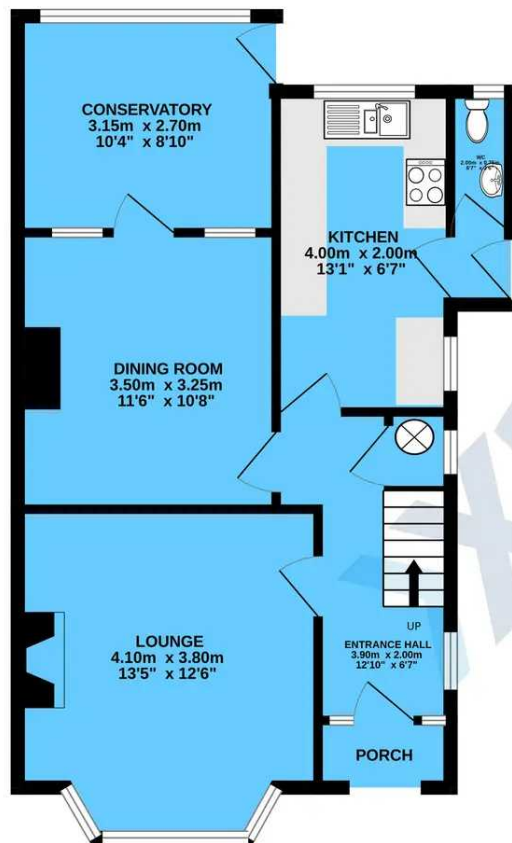
Services - mains gas, electricity and sewers.
Broadband - BT.

MONEY LAUNDERING REGULATIONS

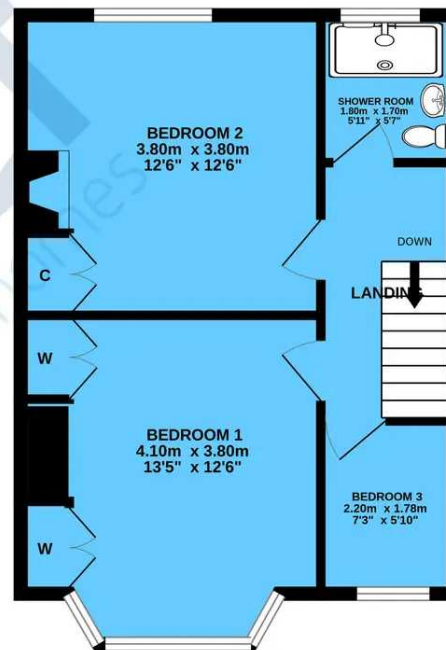
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.



1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 94.2 sq.m. (1014 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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