

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D	61	(55 to 68) D	55
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland		England, Wales & N.Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Rosslyn Avenue, Coundon, COVENTRY



£249,950

Location: Rosslyn Avenue is located in this very popular area of Coundon Close to Brownhill Green and all local amenities.

Viewing : Strictly by appointment with Payne Associates

- A HEAVILY EXTENDED FOUR BEDROOMED HOME IN THIS POPULAR RESIDENTIAL LOCATION
- HAVING ENTRANCE HALL, LOUNGE, EXTENDED DINING ROOM AND EXTENDED MODERN KITCHEN
- THREE GOOD SIZED BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR
- FOURTH BEDROOM AND EN SUITE TO THE SECOND FLOOR
- FRONT AND REAR GARDENS AND REAR GARAGE
- OFFERED WITH NO CHAIN, NEEDS TO BE VIEWED TO BE APPRECIATED

GENERAL INFORMATION

We are verbally informed that this property is Freehold. This will be checked through Solicitors. Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing. Council Tax Band C

[Tenure](#)
[Fittings & Fixtures](#)
[Council Tax](#)
[Special Note](#)

THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF A CONTRACT OR OFFER

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Payne Associates have not tested any apparatus, equipment, fittings and fixtures or services & so cannot verify that they are in working order or fit for their purpose. Any purchaser is advised to obtain verification from their Surveyor or Solicitor.

INDEPENDENT MORTGAGE ADVICE

Our Independent Mortgage Advisers specialise in the mortgage market and they will explain the relative benefits of all the numerous schemes on offer using their unique computer sourcing system. This compares the rates of any bank or building society within seconds and we ensure that you choose one of the most competitive mortgages available. For **FREE ADVICE** and a convenient appointment at our offices or in your own home please call:

(024) 7622 2022

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it. Written details available upon request.

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Entrance Hallway

This welcoming entrance is via the stained glass glazed front door with double glazed surrounding windows, quality wood laminate flooring with stairs rising to the first floor with handy under stairs storage cupboard, gas central heating radiator, door leading into the kitchen and door leading to the living room.

Living Room

16' 6" including bay x 12' 7" (5.03m x 3.84m)

This good sized living room to the front of the property has a double glazed bay window to the front elevation, a gas feature fireplace to the chimney breast with mantle and hearth and brick surround, there is coving to the ceiling, wall lights and glazed double doors leading to the dining room.



Dining Room

This extended dining room has a full width extension to include an extended kitchen and is of an excellent size with quality wood laminate flooring, having a walkway through from the kitchen and glazed double doors from the living room, plenty of space for dining furniture or as a family room if required, there is a gas central heating radiator, coving to the ceiling and a double glazed door with double glazed windows out to the rear garden.



Kitchen

15' 5" x 7' 5" (4.70m x 2.26m)

This modern and well equipped kitchen comprises an excellent range of wall and base units with roll edge work surfaces and complementary tiled splashbacks, there is a built in 1 1/2 bowl sink unit with mixer tap over, space and plumbing for a washing machine and tumble drier as well as an upright fridge freezer, space for a range style cooker with built in Rangemaster cooker hood, there are double glazed French doors leading out to the rear garden and an open walkway leading to the dining room.



First Floor Landing

With banister and balustrade and a further open staircase rising to the second floor, there is a built in cupboard with slatted shelving ideal for storage and doors leading to:

Family Bathroom

Comprising a spacious four piece suite with low level WC, bidet and pedestal wash hand basin, there is a bath with thermostatically controlled shower over, fully tiled walls and flooring, gas central heating radiator and double glazed window to the rear elevation.

Bedroom One

13' 3" x 11' 4" (4.04m x 3.45m)

This double bedroom to the front of the property has a double glazed window to the front elevation with plenty of space for bedroom furniture and there is a gas central heating radiator.



Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)

A second double bedroom with a double glazed window to the rear elevation and a gas central heating radiator with cupboard housing the gas boiler and a built in sink unit with cupboard beneath.

Bedroom Three

7' 5" x 7' 5" (2.26m x 2.26m)

With a double glazed window to the front elevation and central heating radiator.

Loft Room

10' 1" x 9' 5" (3.07m x 2.87m)

Via the open staircase rising from the first floor landing, there is a double glazed window to the rear elevation at the top of the stairs with doorway leading to the main bedroom which has a double glazed window to the rear elevation with eaves storage and gas central heating radiator and door leading to an en suite shower room.



En Suite Shower Room

Comprising low level WC with push flush, shaped wash hand basin with chrome mixer tap built onto a shelf with tiled splashback and shelf beneath, enclosed shower cubicle with tiled wall surround and thermostatically controlled shower, there is tiled flooring, spotlights and an extractor fan.

Outside to the Front

Having a low level boundary wall and wrought iron gate, the frontage is pebbled with access leading to the front door.

Rear Garden

Having good sized decking outside of the property with pebbles and a lawn with further decking to the rear of the garden where there is double wooden gates and access to the garage, there is timber fence surround and outside tap.

Rear Garage

Via the rear shared access with door leading into the garden.