



Pearson Avenue, Courthouse Green
Asking Price £149,950

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Pearson Avenue, Courthouse Green, Coventry

This three bedroom property in fantastic condition due to the current owners recent renovations. This family home has ample parking for 3 cars to the front. The lounge has high quality laminate flooring and a stunning bay window that floods the room with light, the feature fire place offers a focal point. The kitchen has a range of wall and base units with an integrated hob and oven. On the first floor there are two double bedrooms and a large single. The bathroom has just been completed to a great standard with high quality fixtures and fittings. Locally the area provides ample shopping amenities provided via The Ricoh Arena and Gallagher Retail park. Transport links via the A444 and the A46 are minutes away. This home would make an ideal purchase for both investors or first time buyers.

Living Room 11'7 x 11'6@ (3.53m x 3.51m@)

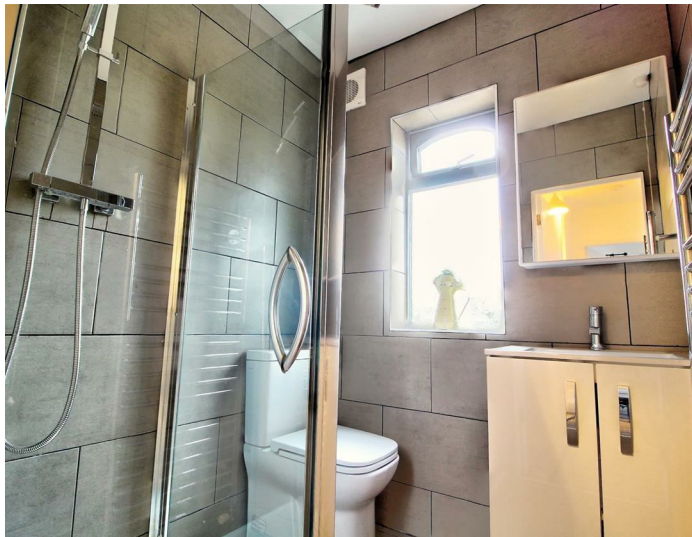
The living room has laminate flooring, a feature fireplace with an electric fire. The bay window provides views out to the driveway.

Kitchen Breakfast Room 12'4 x 15'5" max (3.76m x 4.70m max)

The Kitchen has tiled flooring and a range of wall and base units. The gas hob and electric oven are integrated with an extractor fan overhead. A double glazed window unit provides views to the rear garden. There is also access to the under stair storage.

Bedroom One 11'6' x 9'2" (3.51m' x 2.79m)

Located at the front of the property the bedroom has carpet flooring and a double glazed window unit to the front of the property.



Bedroom Two 9'8 x 9'8" (2.95m x 2.95m)

Located at the rear of the property, bedroom two has carpet flooring and a double glazed window unit with views to the rear garden.

Bedroom Three 6'2" x 8'3" (1.88m x 2.51m)

Located at the front of the property the third bedroom has carpet flooring and a double glazed window unit with view to the front of the garden. The bedroom also has extra space for storage via the bulkhead over the stairs.

Bathroom 5'3" x 5'3" (1.60m x 1.60m)

Located at the rear of the property, the bathroom has tiled flooring, a heated towel rail, shower cubicle, toilet and wash hand basin.

Viewing

Strictly by appointment only via Complete Estate Agents

Local Authority

Coventry City Council

Tenure

Freehold

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

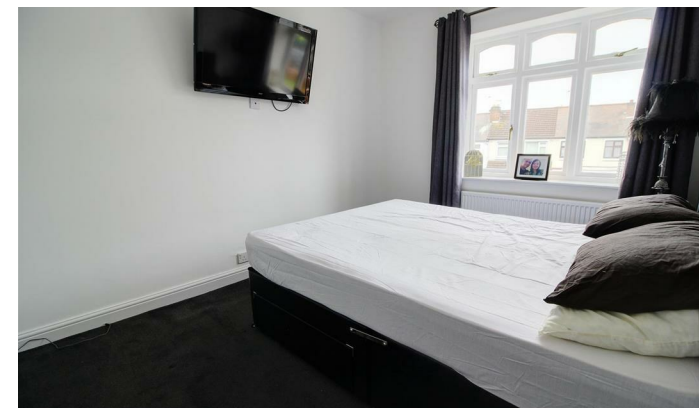
Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

Location



Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock

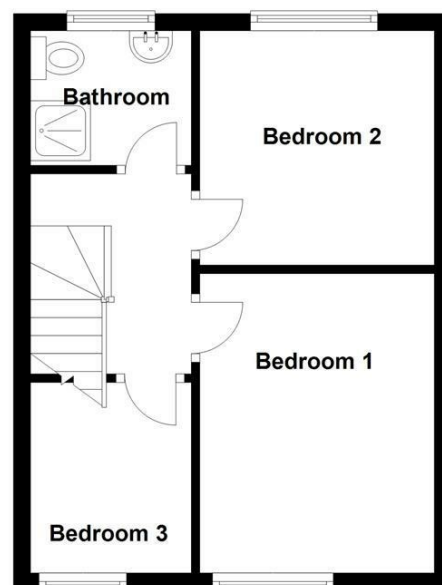
making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	89

This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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