



## 53 Woodclose Avenue

Coundon Coventry, CV6 1HA

£224,950

- Attractive bay fronted terrace
- Three bedrooms
- Two reception rooms
- EPC Rating D





## THE PROPERTY

A Spacious three bedroom characterful bay fronted mid terraced property located in a popular suburb of Coventry, and within a good school catchment. The property benefits from majority UPVC double glazing and gas fired central heating and comprises a recessed brick arch porch with Minton floor, reception hallway, living room with feature bay window and fire place, dining room, kitchen with utility area and downstairs shower room. To the first floor there are three bedrooms, two of which are doubles, 3 piece bathroom with shower. Outside there is a pleasant south facing rear garden with sizeable garage.

## ENTRANCE HALL

Approach over a pathway to a enclosed feature brick arch porch with replacement composite front door, Minton tiled floor and internal double glazed door with matching opaque insets into the:

## LIVING ROOM

10' 10" x 11' 11" (3.32m x 3.64m) With feature UPVC double glazed bay window, T.V point, telephone point, living flame effect coal gas fire with marble composite inset surround and mantle over.

## DINING ROOM

11' 4" x 11' 5" (3.46m x 3.48m) With UPVC French door overlooking decking and South elevation. radiator, ceiling light, fireplace alcove and laminate flooring.

## KITCHEN

12' 9" x 5' 9" (3.91m x 1.76m) Fitted with a range of base and wall units with marble effect rounded edge work surfaces and tiling to all walls, space for under counter fridge and freezer, slot in cooker with eye level grill. double drainer stainless steel sink with taps, double glazed window to side and door to the rear.

## UTILITY/LOBBY

Space and plumbing for automatic washing machine and dryer above, double glazed door to garden and door to

## SHOWER ROOM

With a three piece champagne coloured suite with low level W.C , pedestal wash hand basin and walk in shower with electric shower fittings, double glazed window to side, radiator.

## FIRST FLOOR LANDING

With attractive stripped original door to all rooms, central ceiling light, door to

## DOUBLE BEDROOM 1

10' 11" x 10' 11" (3.35m x 3.34m) With UPVC double glazed bay window, radiator, ceiling light.



### **DOUBLE BEDROOM 2**

11' 5" x 11' 4" (3.50m x 3.46m) With UPVC double glazed window to rear, feature original cast iron fire place, concealed cupboard housing the replacement Valliant condensing boiler servicing the hot water and central heating.

### **BEDROOM 3**

7' 8" x 6' 4" (2.36m x 1.95m) With Feature UPVC double glazed window to front, ceiling light, radiator.

### **BATHROOM**

6' 1" x 5' 10" (1.87m x 1.80m) with a three piece coloured suite that comprises a low level w.c, pedestal wash hand basin, panelled bath, ceramic tiling to splashbacks, double glazed window to rear and vinyl floor covering.

### **REAR GARDEN**

65' 7" x 32' 9" (20m x 10m) Fully enclosed by perimeter fencing with large raised decking area with matching spindles. block edged and raised borders with artificial turf and a pathway leading to the

### **GARAGE**

22' 4" x 9' 9" (6.83m x 2.98m) Large concrete section garage with metal up and over door to front, power and light, alarm and windows to two sides with pedestrian door to side.

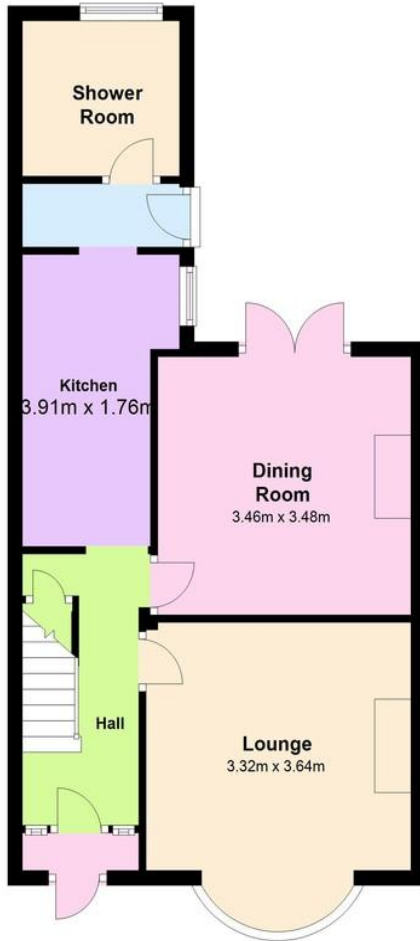
### **FIXTURES AND FITTINGS**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Ground Floor

Approx. 46.9 sq. metres

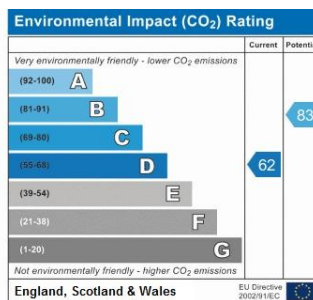
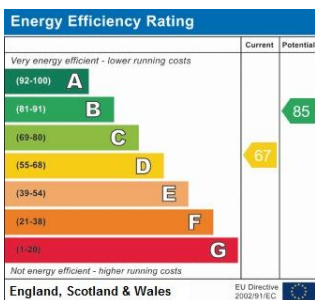


## First Floor

Approx. 37.9 sq. metres



Total area: approx. 84.5 sq. metres



## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Warwick District Council

## OFFICE

19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

T: 01926 857244

E: [sales@boothroyd.co.uk](mailto:sales@boothroyd.co.uk)

W: [www.boothroyd.co.uk](http://www.boothroyd.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements