



**34 Forknell Avenue, Wyken
Coventry CV2 3EE
Offers Over £265,000**

Pointons are delighted to bring to the market a vastly extended, traditional end terraced property with halls together and having an additional plot of land behind, including a detached brick built workshop. The land used to be a number of allotments purchased by the current property owner.

The property comprises porch, entrance hall with storage, large lounge, extended kitchen / diner with pitched roof and Velux windows. On the first floor is the master bedroom with fitted bedroom furniture, 2 further bedrooms and a shower room. The loft has also been fully boarded we have been informed that the joists strengthened and has been fully insulated.

To the front is a fore garden that could be changed into off-road parking (with permission) and to the rear is an enclosed rear garden. To the side is gated access the detached workshop and the land (former allotments) with further access off Sewell Highway. The property has no chain and viewings are by prior appointment via the agents.



Details

Tenure
 Freehold (unsure if on one title or a number of)
 Council Tax Band
 Band B Coventry Council
 EPC
 TBC
 Agent Note

Floorplan shows the workshop next to the house this is just for sizes the workshop is located behind the garden accessed on a shared access from Forknell Avenue.

Lounge

27'11 x 16 max (8.23m'3.35m x 4.88m max)

Large lounge with bay to the front central heating radiator decorative window into the hallway and doors to kitchen

Kitchen

18'6 x 14'6 (5.49m'1.83m x 4.27m'1.83m)

Again large kitchen with a range of bespoke real wood units that have been repainted to give a more modern feel, sink with side drainer, oven hob and extractor and plumbing for a number of appliances and a stainless steel sink with side drainer.

Bedroom One

12'10 x 8'11 to wardrobes (3.66m'3.05m x 2.44m'3.35m to wardrobes)

Bay window to the front, fitted bedroom furniture and central heating radiator.

Bedroom Two

10' x 9'11 (3.05m' x 2.74m'3.35m)

Double glazed window to the rear, central heating radiator and cupboard housing central heating boiler.

Bedroom Three

7'11 x 7 (2.13m'3.35m x 2.13m)

Double glazed window to the front and central heating radiator.

Shower Room

7'11 x 7 (2.13m'3.35m x 2.13m)

Double glazed window to the rear corner shower vanity unit sink and toilet.

Workshop

25'8 x 21'9 (7.62m'2.44m x 6.40m'2.74m)


Large detached brick built workshop with access off Forknell Avenue large high double doors, a number of wooden windows and a side door.


General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



TOTAL FLOOR AREA: 1668 sq ft (153.1 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, stairs 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 not be used for any prospective purchase. The contents, conditions and specifications shown have been tested and no guarantee is made with respect to EPC.

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		

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		



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