



**Walmsley Close, Allesley
West Midlands CV5 9PQ
Offers In Excess Of £230,000**

Pointons are pleased to offer for sale this modern Three Bedroom Mid Town House, ideally located in the village of Allesley this UPVC Double Glazed and Centrally Heated home briefly comprises Storm Porch, Reception Hall, Fitted Cloaks, Living Room, Kitchen Three Bedrooms, Master En-Suite and Family Bathroom. Outside the property has allocated parking for two vehicles and rear garden. Early viewing is recommended to avoid disappointment.



Reception Hall

Having composite entrance, wood effect laminate flooring, central heating radiator, power points, stairs to first floor landing and doors off which lead:

Fitted Cloaks

Having a white suite comprising of pedestal wash hand basin and low level WC. Wood effect laminate flooring, central heating radiator and extractor fan.

Kitchen

11'2" x 8'9" (3.40m x 2.67m)

Having a stainless steel single drainer sink unit set in a wood effect rolled top work surface with fitted units below, space and plumbing for domestic appliances. Adjacent matching wood effect rolled top work surface with flush fitted four ring gas hob with extractor hood above, built in oven/grill, fitted units and match tall cupboard. Central heating boiler housed in matching unit, central heating radiator, power points, ceramic tiled floor and UPVC double glazed flush window.

Living Room

15'8" x 13'10" (4.78m x 4.22m)

Having two central heating radiators, storage cupboard, power points, UPVC double glazed flush window and UPVC double glazed double French doors to the rear garden patio.

Landing

Having airing cupboard and loft access, doors off which lead:

Master Bedroom

12'11" (max) x 9'3" (max) (3.94m (max) x 2.82m (max))

Having central heating radiator, power points and UPVC double glazed flush window.

En-Suite Shower Room

Having a white suite comprising of a tiled shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Central heating radiator and extractor fan.

Bedroom 2

9'5" x 8'1" (min) (2.87m x 2.46m (min))

Having central heating radiator, power points and UPVC double glazed flush window overlooking the rear garden.

Bedroom 3

7'3" x 6'6" (2.21m x 1.98m)

Having wood effect laminate flooring, central heating radiator, power points and UPVC double glazed flush window overlooking the rear garden.

Family Bathroom

Having a white suite comprising of panelled bath, pedestal wash hand basin and low level WC. Tiled splash backs, central heating radiator and UPVC double glazed frosted flush window.

Outside

The property has the benefit of a parking space to the front, the rear garden briefly comprises of paved patio, lawn, timber shed and gate to further allocated parking.

Please Note

Please be aware the property will continue to be marketed until purchaser's have been qualified. Also the property will continue to be marketed until the full chain detail is confirmed.

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.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

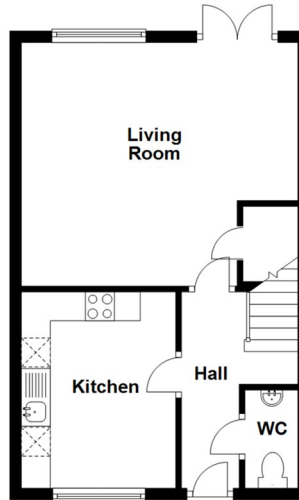
Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

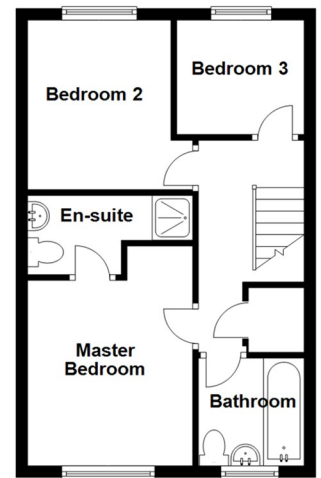
NO children will be able to attend

Our aim is keep our clients safe during this difficult time.

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	

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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