



90 Spring Lane, Whittington
Whittington WS14 9NA

Downes & Daughters
ESTATE AGENCY

90 Spring Lane, Whittington Whittington WS14 9NA £350,000

A wonderful opportunity to acquire a three bedroom semi detached family home with the rare benefit of backing directly on to Coventry Canal and all the benefits 'canal side living' brings. Offered for sale with no onward chain and falling within the King Edward's catchment area this delightful home is flooded with natural light in every room and currently comprises: An entrance hallway with guest cloakroom, living room, dining room with double doors to the rear garden and kitchen on the ground floor whilst the first floor boasts a landing, three bedrooms and a family shower room. Not to mention the most delightful rural views to the rear. The real gem lies externally with a well presented, landscaped rear garden with canal frontage and stylish patio seating areas. There is also an extensive block paved private driveway to the front and a single garage.

Viewing is essential to appreciate the charming nature of this property and its highly desirable position.

GROUND FLOOR

Spacious Entrance Hallway • Guest Cloakroom • Living Room With Double Doors To... • Dining Room With Double Doors To Garden • Kitchen Also With Door To Garden

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • Bedroom Two With Open Canal Views To The Rear & Built In Wardrobe • Bedroom Three • Shower Room

OUTSIDE

Extensive Block Paved Private Driveway • Single Garage • Gated Side Access • Well Presented Landscaped Rear Garden • Stylish Patio Seating Area • Beautifully Presented Beds & Borders • Manicured Lawn • Canal Side Seating Area • Timber Storage Shed

FURTHER INFORMATION

No Onward Chain • Freehold • Council Tax Band C • Energy Rating C • Upvc Double Glazing • Gas Central Heating • Kind Edward's Catchment Area







Total area: approx. 97.2 sq. metres (1045.8 sq. feet)

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		
		64
		73
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		



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