Pointons
independent estate agents



Broomfield Road, Coventry
CV5 6LB
Offers Invited £185,000
Freehold - Coventry Council Band: A - EPC: D

Pointons are proud to offer this two bedroom brand-new refurbished property in the popular location of Earlsdon, close to Earlsdon High Street and within walking distance to the city centre, this property is perfect for first time buyers or investors

In brief the property consists of a living room, separate dining room, new fitted kitchen, brand-new three-piece suite bathroom.
To the first floor, you will find two double bedrooms and an additional WC
Externally to the rear of the property you will find a patio and lawn area where side access to the front of the house, to the front a small low maintenance garden







Living Room
11'2" x 11'2" (3.41m x 3.40m)
New PVC door to enter property, window front radiator to side, Fireplace, door to:

Dining Room
11'5" x 11'2" (3.49m x 3.40m)
Radiator to side window to rear, under stair storage, door to:

Kitchen
12'2" x 6'5" (3.70m x 1.95m)
Fitted with matching base and eye level units, grey tile to splashback and window ledge, laminated wooden worktop with sink, drainer and mixer tap, integrated gas hob with electric oven, space and plumbing for washing machine, space for fridge freezer, rear door garden, door to:

Bathroom
10'0" x 6'5" (3.06m x 1.95m)
Fitted with a three piece suite consisting of a deep panelled bath with individual taps, shower hose, head and shower screen, close coupled WC, vanity hand wash basin tiling to all walls and floor, radiator and window to side

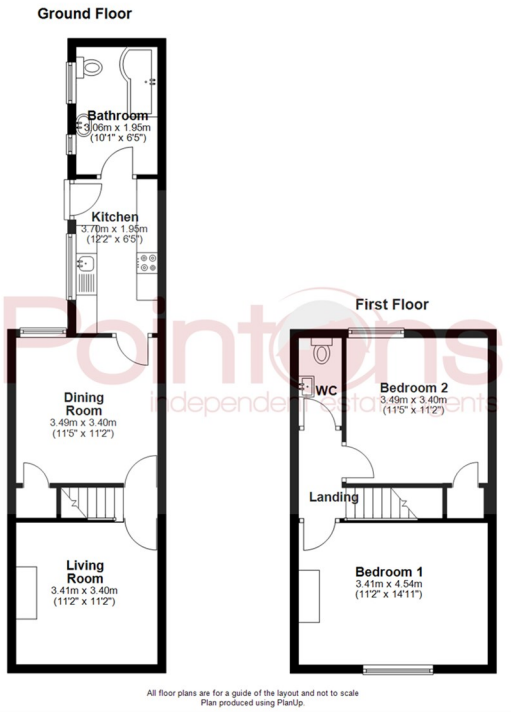
Bedroom 1
11'2" x 14'11" (3.41m x 4.54m)
Window and radiator to front, chimney stack

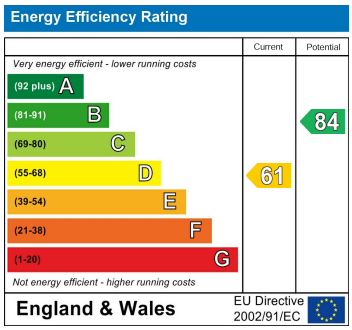
Bedroom 2
11'5" x 11'2" (3.49m x 3.40m)
Window and radiator to rear, door to storage cupboard

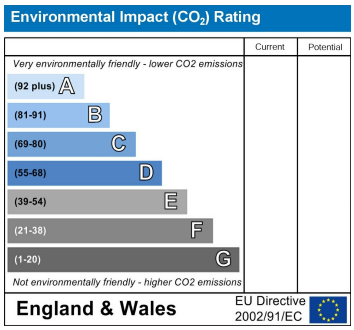
WC
6'11" x 3'5" (2.11m x 1.04m)
Fitted with a two piece suite, consisting of a close coupled WC, vanity hand wash basin.

Good to Know
Freehold
Floor area: 815.10 sqft
Energy efficiency rating: D
Council tax band: A
Year built: 1900-1920
Vendor Position, NO CHAIN
Loft: Insulated
Heating: Gas central heated

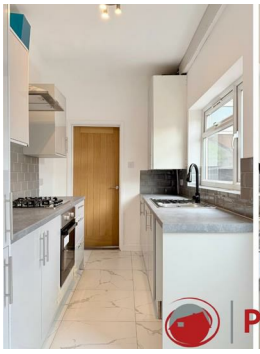
Disclaimer
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

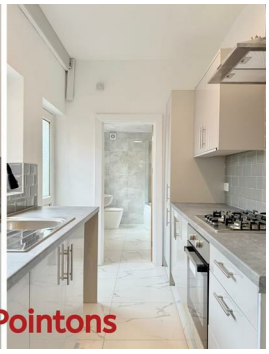














COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com