



3 bed semi-detached house to buy in CV4

Grendon Close, Coventry, West Midlands, CV4 9GG

£270,000 Starting Bid

 x 3  x 3  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Nestled in the tranquil Grendon Close, Coventry, this semi-detached house presents an exceptional opportunity for families seeking a spacious and beautifully presented home. Set within a popular cul-de-sac, the property is conveniently located near local shops, Tile Hill Train Station, and the picturesque open countryside, making it an ideal choice for those who appreciate both convenience and nature.

Upon entering, you are welcomed into a generous entrance porch that leads to a stylish kitchen/diner, the heart of the home. This well-appointed space boasts ample storage and integrated appliances, perfect for family gatherings and entertaining. The living room flows seamlessly into the dining area, offering delightful views of the secluded garden, which features two patio areas and a well-maintained lawn, ideal for outdoor relaxation.

The ground floor also includes a convenient downstairs shower room and a garage, enhancing the practicality of this family home. Upstairs, the extension has created an additional bedroom complete with an en-suite shower room, alongside three more spacious bedrooms and a modern family bathroom, ensuring ample accommodation for all family members.

The property is sold with the added benefit of no upward chain, allowing for a smooth transition into your new home. With its generous plot and thoughtful layout, this extended family residence is a rare find in a desirable location. Don't miss the chance to make this charming house your new home.

Entrance Porch -

Lounge - 5.69m x 5.28m (18'8" x 17'3") -

Kitchen/Dining Room - 5.82m x 3.36m (19'1" x 11'0") -

Dining Room - 3.60m x 2.47m (11'9" x 8'1") -

Shower Room -

Garage -

First Floor -

Bedroom One - 5.82m x 3.36m (19'1" x 11'0") -

En-Suite -

Bedroom Two - 3.36m x 2.91m (11'0" x 9'6") -

Bedroom Three - 3.09m x 2.87m (10'1" x 9'4") -

Dressing Room -

Loft Room - 4.62m x 2.86m (15'1" x 9'4") -

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

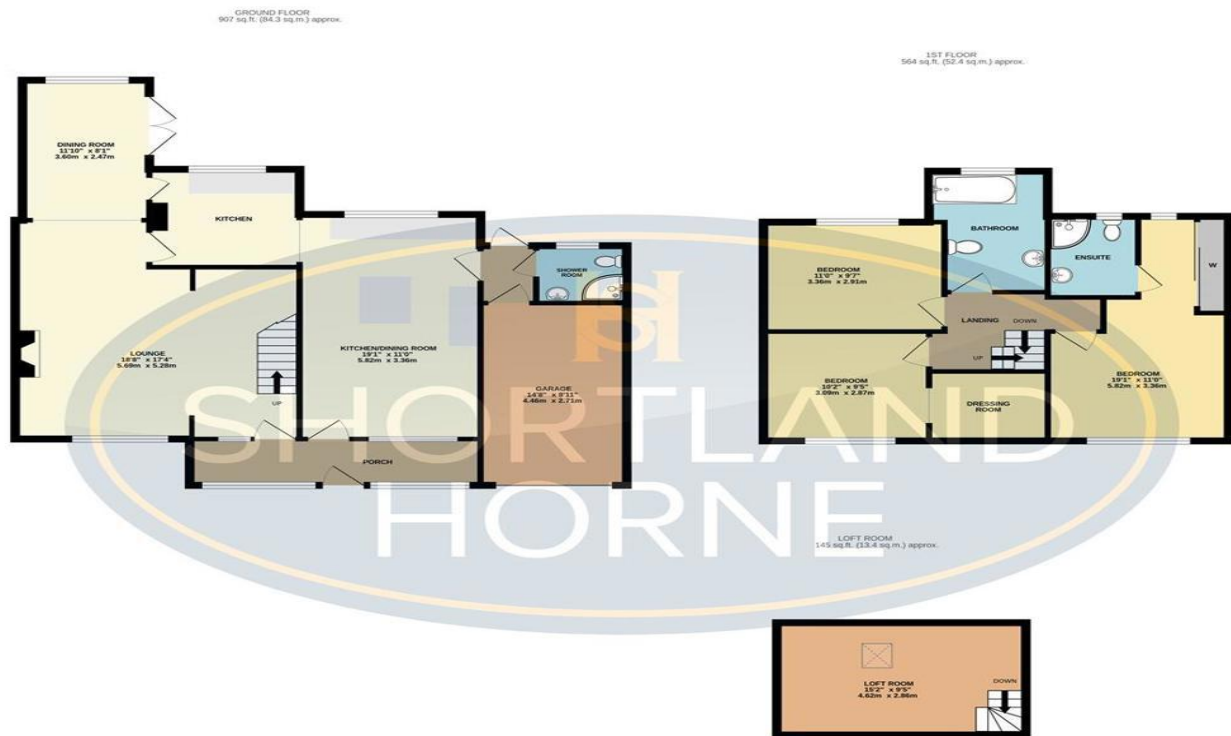
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



TOTAL FLOOR AREA: 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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