4 Shirebrook Close

COVENTRY
CV2 1UB

£150,000









- TWO BEDROOM
- FITTED KITCHEN
- REFITTED BATHROOM
- OFF ROAD ROAD PARKING
- NO ONWARD CHAIN
- SEMI DETACHED
- LOUNGE
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi detached home located in a popular area of Coventry. Situated close to local amenities with easy access to M6 motorway links and not far from the University Hospital, this property would be perfect for a first time buyer or buy to let investor. In brief the accommodation comprises; entrance hall, lounge /dining room, fitted kitchen, two double bedrooms and a bathroom. Externally, there is off road parking to the front and an enclosed rear garden. This property additionally benefits from gas radiator central heating and upvc double glazing.

Accommodation Comprises
Entry via upvc door into:

Entrance Hall
Wood laminate floor covering. Stairs rising to first floor landing. Understairs storage cupboard. Radiator. Thermostat control for central heating. Window to front elevation. Door to:

Lounge / Dining Room
14'9" x 12'6" (4.51m x 3.83m)
Window to rear aspect. Twin fully glazed doors to rear garden. Radiator. Wood laminate floor covering. Bifold door to:

Kitchen
10'3" x 7'10" (3.13m x 2.41m)
Fitted with a range of base and eye level units with work surface space, incorporating a stainless steel sink unit with mixer tap over. Built in oven, hob, and extractor fan. Wall mounted central heating boiler. Space and plumbing for a washing machine. Space for under counter white goods. Tiling to splash areas. Tiled floor. Radiator. Window to front aspect.

First Floor Landing
Access to loft space. Doors to bedrooms and bathroom.

Bedroom One
10'2" x 11'3" (3.10m x 3.45m)
Two windows to front aspect. Radiator. Cupboard with shelving and hanging space.

Bedroom Two
8'3" x 10'10" to wardrobes. (2.54m x 3.32m to wardrobes.)
Window to rear. Radiator. Mirrored wardrobes with shelving and hanging space.

Bathroom
With three piece suite to comprise; panelled bath with mixer shower and screen over, pedestal wash hand basin and low level w.c. Chrome radiator. Tiling to splash areas. Frosted window to rear elevation.

Front Garden
Laid to block paving, providing off road parking for several vehicles. Wrought iron gate and perimeter fencing.

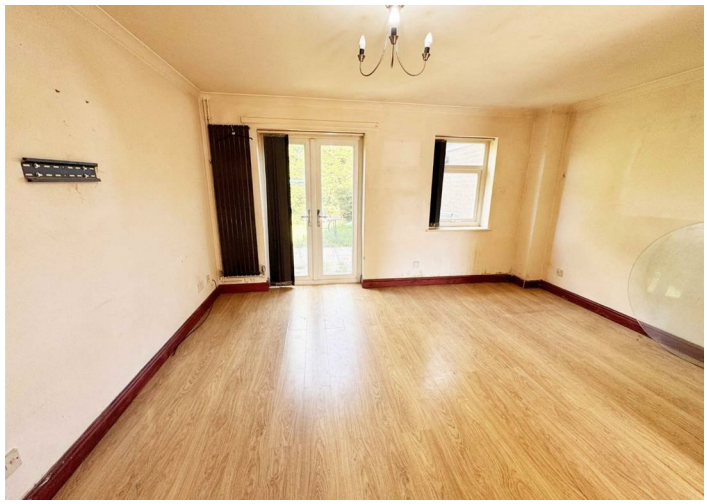
Rear Garden
Mainly laid to lawn. Paved patio area. Brick built storage shed, with power and lighting. External lighting. Side pedestrian access. Timber panel fencing to boundaries.

Agents Note
Council Tax Band: A

Energy Efficiency Rating: C

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.























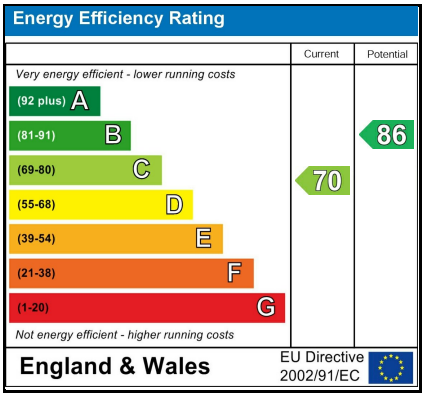


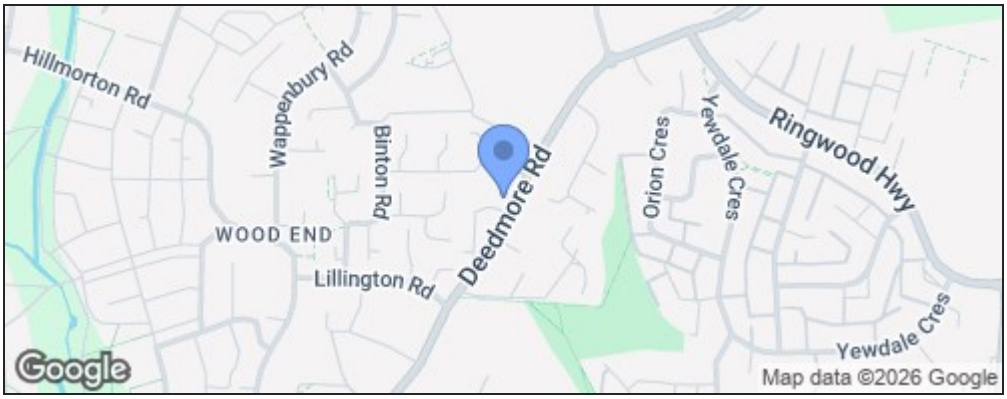
GROUND FLOOR

1ST FLOOR



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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