KEY

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For Sale

Tel: 024 7635 7645

Offers Around £170,000

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15 Charles Street, New Arley, Coventry CV7 8GL

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New Arley, Coventry CV7 8GL

Offers Around £170,000

- *No upward chain and vacant possession*
- *Quiet cul-de-sac position within the popular village of New Arley*
- *Spacious lounge with feature fireplace*
- *Three well-proportioned bedrooms*
- *Gas central heating and uPVC double glazing throughout*
- *Traditional freehold end-terraced residence*
- *Ideal for first-time buyers, second-time movers and investors*
- *Full-width kitchen diner with built-in oven, hob and ample dining space*
- *Fully enclosed rear garden with patio, lawn and side pedestrian access*
- *Tenure - Freehold. Council Tax band - A. EPC rating - D.*

Key Estate Agents are delighted to offer for sale this deceptively spacious traditional freehold end-terraced residence, pleasantly situated at the end of a quiet cul-de-sac within the ever popular village of New Arley.

Ideally suited to first-time purchasers, second-time buyers and investors, this well-maintained home offers generous accommodation throughout and is offered for sale with the significant benefits of no upward chain and vacant possession. An early internal inspection is highly recommended to fully appreciate the space and potential this excellent property has to offer.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor, together with a spacious lounge featuring a feature fireplace. To the rear of the property is a full-width kitchen diner, fitted with a comprehensive range of matching base, drawer and wall units incorporating a built-in oven, hob and extractor, whilst offering ample space for family dining. A lean-to conservatory provides additional versatile space and has direct access to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, together with a family bathroom fitted with a white three-piece suite.

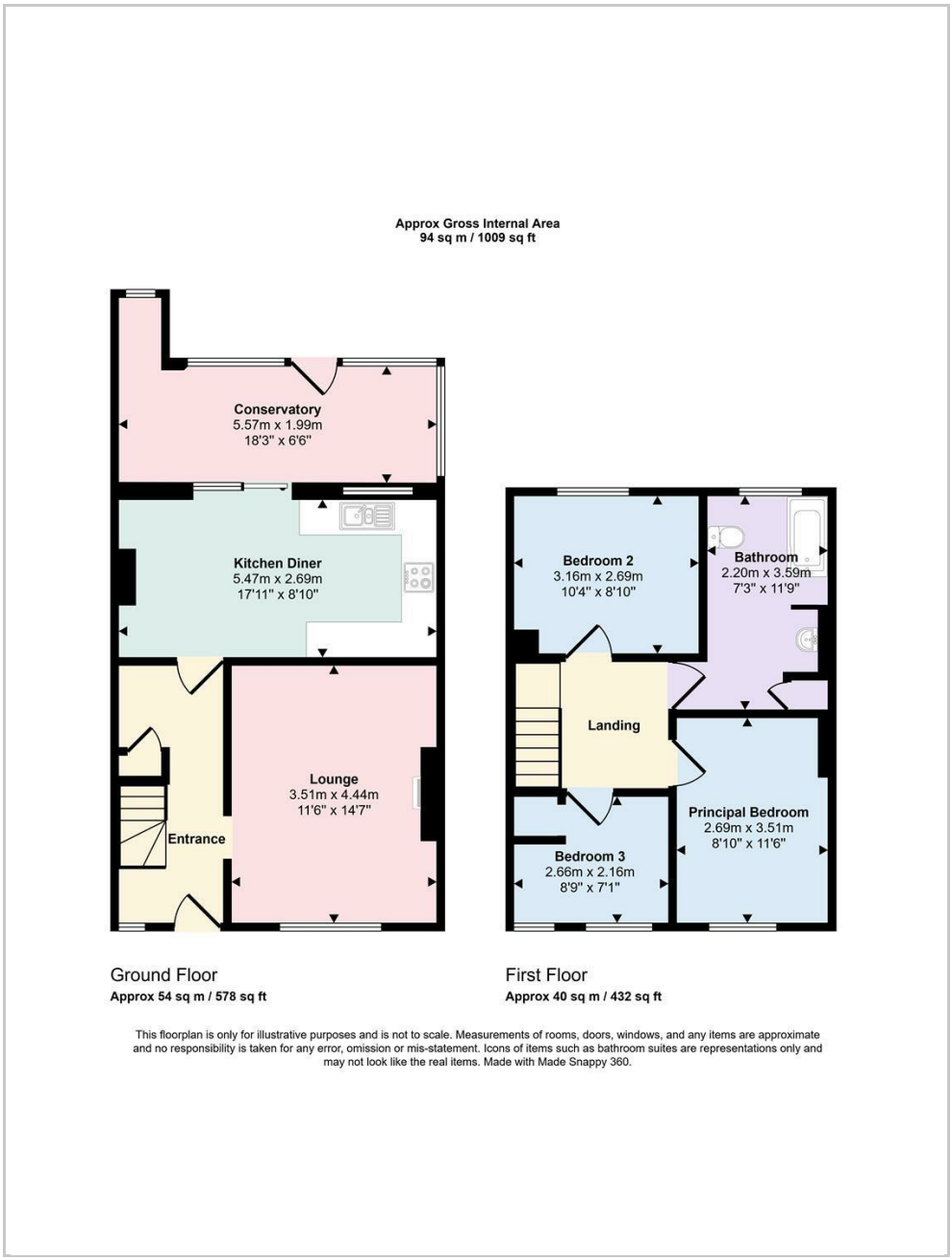
Outside, the property benefits from a fenced fore-garden, whilst to the rear is a fully enclosed garden enjoying a good degree of privacy, being not directly overlooked. The garden incorporates a paved patio area, lawn and useful side pedestrian access.

Overall, this is an excellent opportunity to acquire a spacious family home in a popular village location, offering excellent value for money and ready for immediate occupation.

Agents Notes

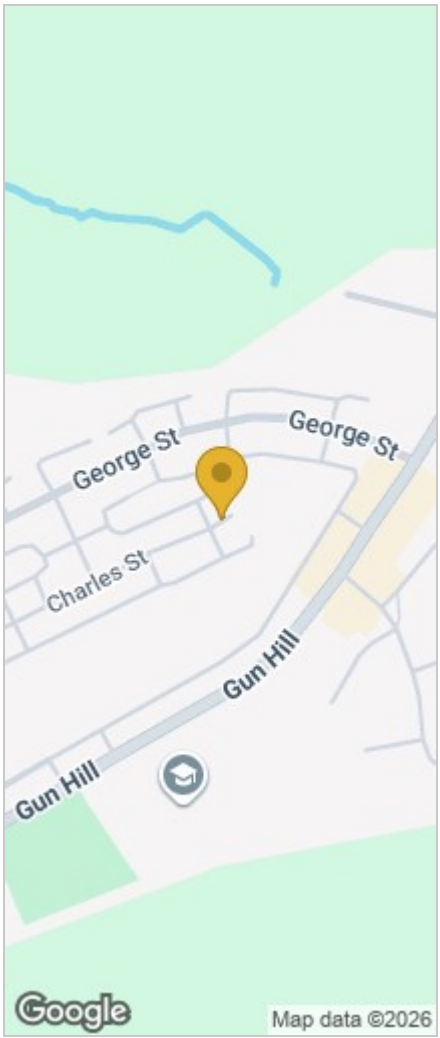
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

Floor Plan

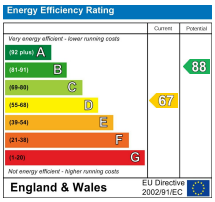


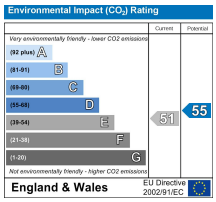
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.