



**ASSURED
RESIDENTIAL**

8 Eaton Road
Station Square
Coventry CV1 2FF
Tel: 024 7622 5030
Fax: 024 7622 5040

Email: sales@assuredresidential.com
Web: assuredresidential.com



**44 Despard Road, Eastern Green
Coventry, CV5 7DF**

£250,000

Occupying a cul de sac position with a generous sized rear garden is this semi detached house which enjoys a traditional external appearance with two storey bay windows and was probably built in the late 1950's. The house, WHICH OFFERS EXCELLENT POTENTIAL, is located in the residential area of Eastern Green being a popular family area and is also convenient for commuter access to Birmingham either by road or rail; the city centre of Coventry is 4.4 miles distant. Gas fired central heating and UPVC double glazing are installed. The layout includes a well proportioned hall, two good sized receptions, lean to rear conservatory refitted kitchen overlooking the rear garden, landing, three bedrooms (the smallest being 8'2" x 8' 2") and a larger than average refitted bathroom with shower. Outside is a front garden with parking, shared driveway, brick garage and the aforementioned rear garden enjoying a sunny aspect. Local schools & shops serve the area. At Tile Hill Village the railway station (1.7 miles) links with Coventry central, London and Birmingham. The A45 linking with the motorway network is readily accessible. FOR SAT NAV USERS THE POSTCODE IS CV5 7DF.



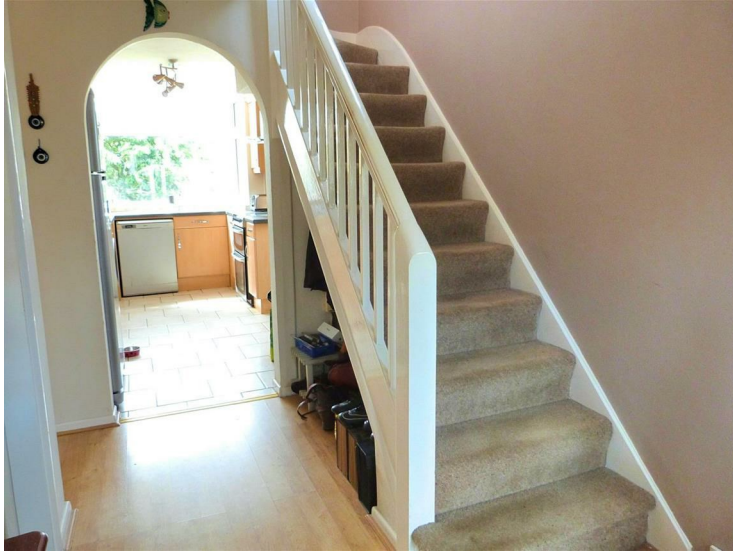
ON THE GROUND FLOOR

RECESSED PORCH

With quarry tiled floor.

HALL

11'5" x 6'0" including staircase (3.50 x 1.83 including staircase)



UPVC double glazed front entrance door with matching side panels, staircase to first floor and double panel radiator with shelf over.

LOUNGE

11'8" x 13'6" into bay (3.56m x 4.12m into bay)



Modern stainless steel feature living flame gas fire recessed to the chimney breast, single panel radiator and double glazed bay window.

DINING ROOM

10'1" x 14'0" (3.09 x 4.27)



Single panel radiator and double glazed patio doors to the:

LEAN TO CONSERVATORY

8'4" x 7'9" (2.56 x 2.38)

Overlooking the garden and having rear entrance door.

KITCHEN

7'5" x 12'8" (2.28 x 3.88)

With views over the rear garden via a double glazed square bay window this room has a modern range of maple coloured units and complimentary dark coloured working surfaces. Stainless steel inset 1.5 sink bowls, base and wall cupboard units and matching cupboard housing the gas boiler. UPVC double glazed side entrance door, ceramic tiled floor, space for washing machine, space for upright fridge freezer, space for dishwasher and space for gas cooker.

FIRST FLOOR LANDING

Good size double glazed window to the side elevation and loft access.

FAMILY BATHROOM

8'2" x 7'10" (2.49 x 2.41)

Panelled 'P' shaped bath with electric shower over and shower screen to the side of the bath, low level wc with concealed cistern, wash basin and double glazed window. Single panel radiator, spot lights to the ceiling and part tiled walls.

BEDROOM ONE FRONT

9'10" inc wardrobe x 16'0" to bay (3.00 inc wardrobe x 4.90 to bay)



Exposed timber floor boards, double glazed bay window and single panel radiator. Built in four door wardrobes to the full length of one wall incorporating 2 feature dressing mirrors.

BEDROOM TWO REAR

9'7" x 11'1" (2.93 x 3.40)



Single panel radiator and double glazed window.

BEDROOM THREE FRONT

8'2" x 8'2" (2.51 x 2.51)



Single panel radiator and double glazed window.

OUTSIDE

FRONT GARDEN

Wall to front boundary and swing in parking. Shared driveway to garage.

GARAGE

9'7" x 20'0" (2.94 x 6.12)

Up and over door, 4 windows providing natural light and rear personnel door.

REAR GARDEN



An attractive size and enjoying a sunny aspect. Lawn, patio, fencing or hedging to the boundaries, pergola and aluminium framed greenhouse.

GENERAL INFORMATION

Estate Agents Act 1979 - the seller is a relative of a staff member of Assured Residential.

TENURE

We believe the property is freehold; the buyer's Solicitor should check this information as early as possible in the transaction.

SERVICES

We understand that all mains services are connected. Please

ask your legal representative to verify this information prior to exchange of contracts. We have not carried out any form of testing of appliances, central heating (where installed) or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

FIXTURES & FITTINGS

As stated in the details

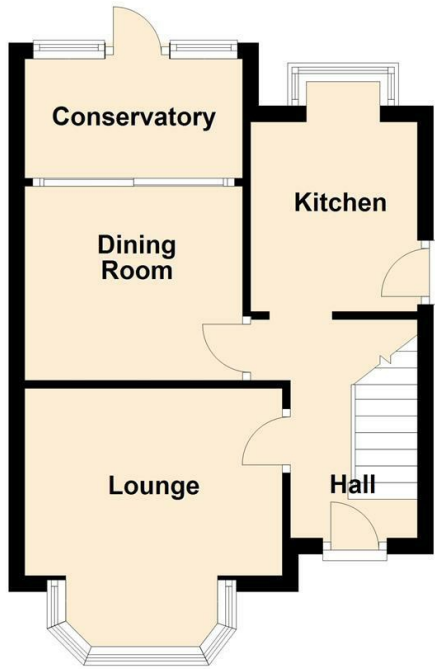
COUNCIL TAX

Band C

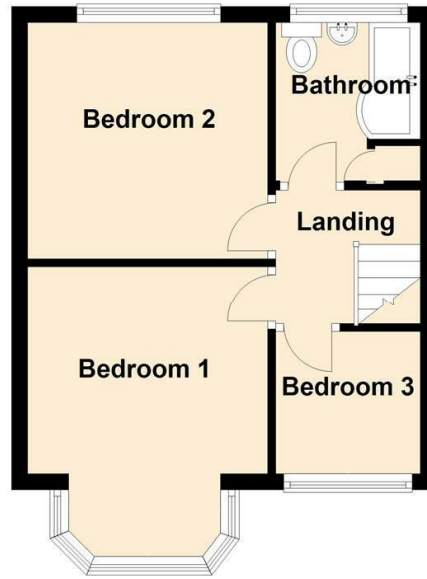
REF: James Macalister



Ground Floor



First Floor



Floor plan provided by Midland Energy Performance Certificates Limited 02476 444 111.
Please note that the measurements are to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>	39	88
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.