

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Shottery Close  
Coventry, CV5 7HS

**£250,000**



# Shottery Close

Coventry, CV5 7HS

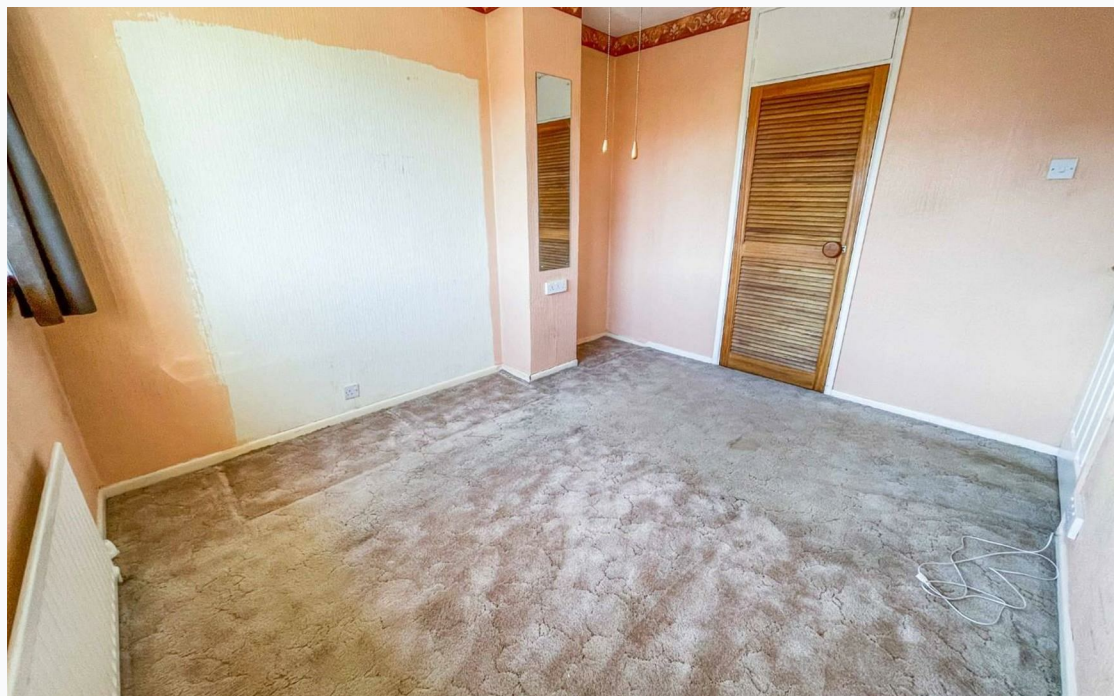
A fantastic opportunity to acquire a three bedroom end terrace family home, sold with vacant possession, in the highly sought after area of Mount Nod.

The accommodation comprises an entrance porch, entrance hallway with a storage cupboard and stairs rising to the first floor, a 24 lounge/diner with sliding patio doors leading out onto the rear garden, a fitted kitchen and a lean to. To the first floor are two double bedrooms with built in wardrobes, a single bedroom, a family bathroom and access to the loft that has been boarded with power and light.

Externally the property boasts front and rear gardens with the rear garden being mostly laid to lawn with a patio area and access to the garage, off road parking and a large shed.

Further benefits include gas central heating and double glazing throughout.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>

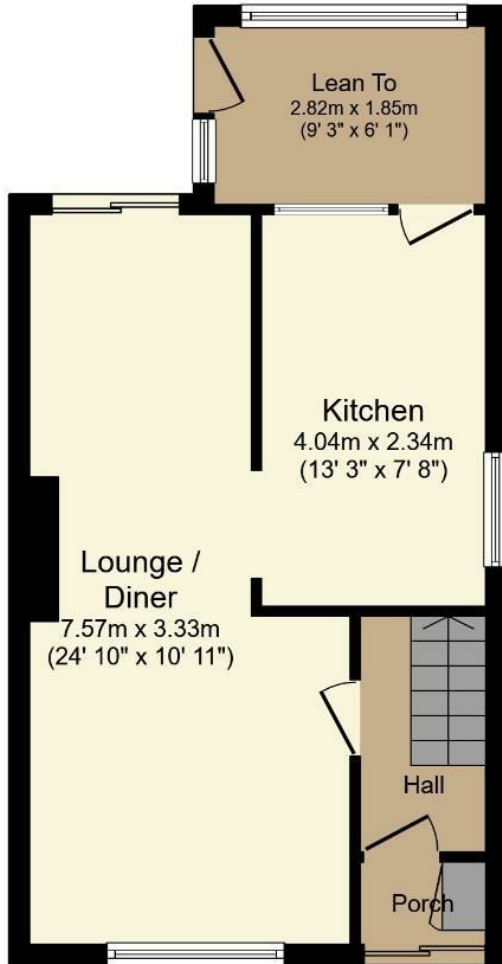




- End of Terrace Family Home
- No Onward Chain
- Three Bedrooms
- 24ft Lounge/Diner
- Fitted Kitchen
- Lean To
- Front & Rear Gardens
- Garage & Parking to Rear
- Sought After Location

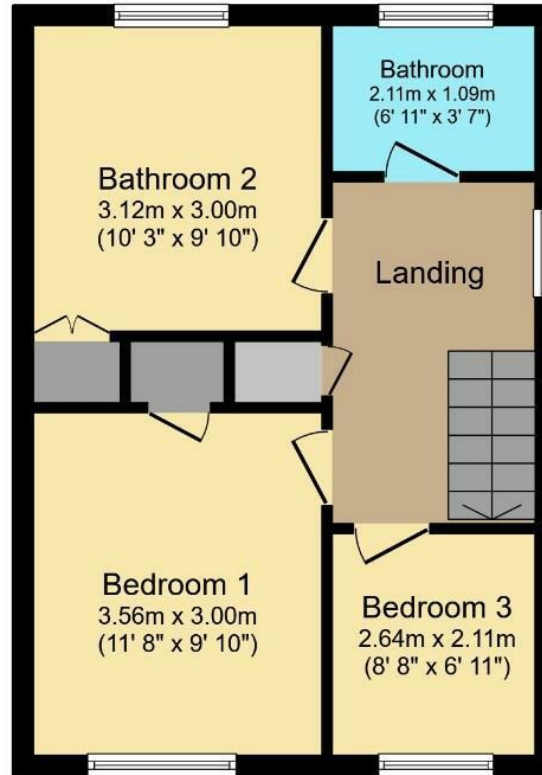


# Floor Plan



## Ground Floor

Floor area 41.3 sq.m. (445 sq.ft.) approx



## First Floor

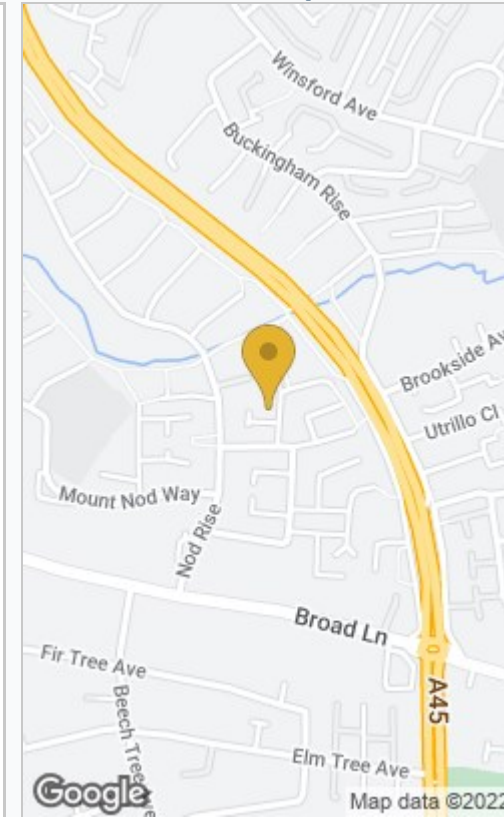
Floor area 39.4 sq.m. (424 sq.ft.) approx

Total floor area 80.7 sq.m. (869 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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