

OPENING DOORS SINCE 1843



2021 - 2022



**GOLD WINNER**

LETTING AGENT  
IN COVENTRY  
(CENTRE)

Batsford Road  
Coventry, CV6 1AU

**£260,000**





# Batsford Road

Coventry, CV6 1AU

A three storey mid terraced property located in the heart of Coundon that provides a excellent living surroundings for families and is an ideal purchase for first time buyers and investors.

This family home comprises an entrance hallway, living room with bay window, fitted kitchen with quartz worktops and integral appliances including electric oven, induction hob with extractor over and breakfast bar, dining area and utility/laundry room.

On the first floor there are three bedrooms and a family bathroom off the rear bedroom. To the top floor there is the master bedroom with an en-suite shower room.

Externally there is parking to the front and an enclosed easy maintenance rear garden with turfed and slabbed patio area.

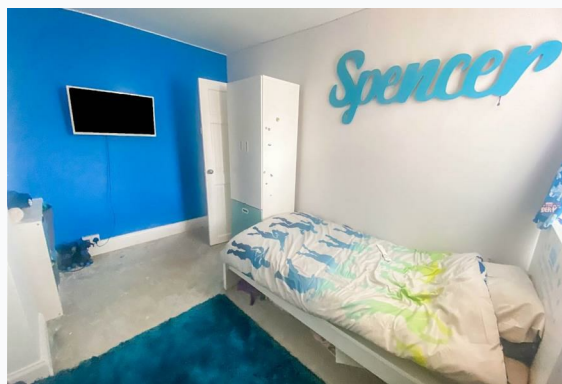
Located within short walking distance to local amenities such as Alvis Retail Park and Holyhead Road, it is close to local bus routes and offers quick and easy access to the A45 towards Birmingham.

To arrange an accompanied viewing please contact Loveitts.

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>







- Four Bedroom Mid Terraced House
- Lounge
- Open Plan Kitchen / Diner
- Family Bathroom to first floor
- Three Bedrooms to first floor
- Double Bedroom to second floor
- Large Rear Garden
- Off Road Parking
- Popular Residential Location
- Council Tax Band B

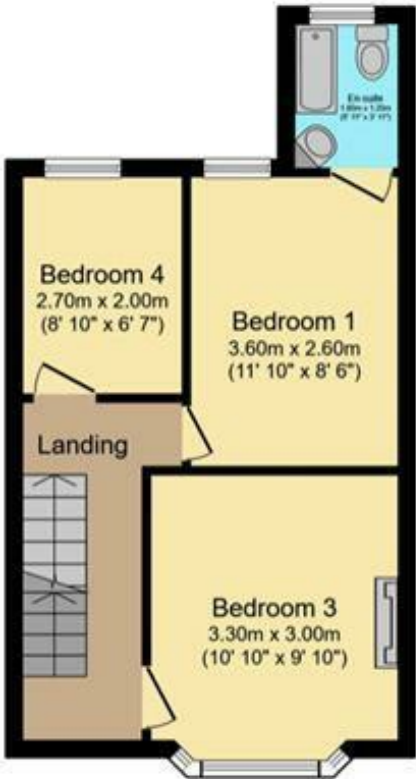




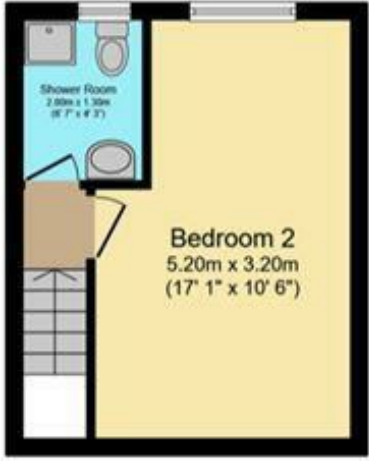
Floor Plan



Ground Floor



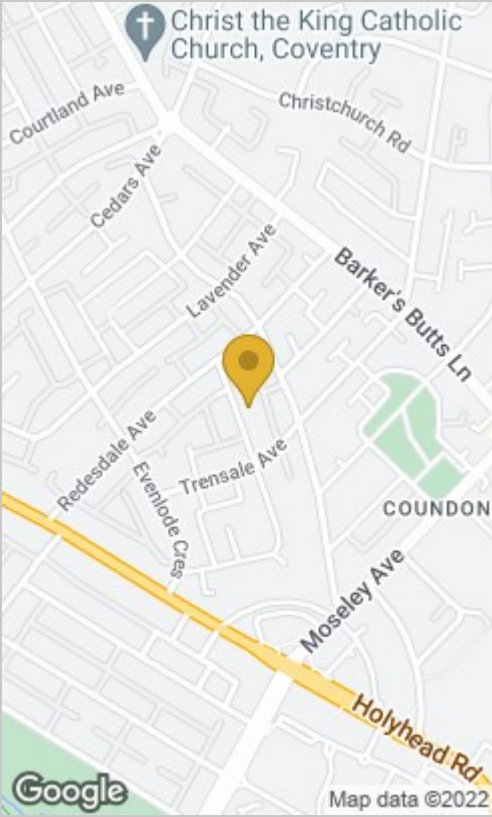
First Floor



Second Floor

Total floor area 93.0 sq.m. (1,001 sq.ft.) approx

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. Intending purchasers 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 or employment has the authority to make or give any representation or warranty in respect of the property.



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