

Gun Hill, Arley, Coventry, Warwickshire. CV7 8HH

£195,000 Freehold

FOR SALE



bayzos.

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PROPERTY SUMMARY

Renovated & Improvements Throughout | External Redecoration | Front Garden Fully Renovated | Ample of Parking Spaces | Garage | Built 1903 | Walking Distance to Local Amenities | Surrounded by Countryside and Woodland | Virtual Tour Available | Total Floor Area 85 | EPC Rating D

FEATURES

- Virtual Tour Available
- Renovated & Improvements Throughout
- External Redecoration
- Front Garden Fully Renovated
- Ample of Parking Spaces
- Walking Distance to Local Amenities
- Surrounded by Countryside and Woodland
- Garage & 3 Car Driveway
- EPC Rating D
- Total Floor Area 85



PROPERTY DESCRIPTION

Navigate Around the Property

Click on the Play Button Above

Sellers Comments

We are moving to be closer to family. The school is fantastic. The co-op and post office are good. Arley is a close-knit community, with a Facebook Group. There is a Chip Van that comes round on Tuesday's and Thursday's and the Chinese over the road is well regarded. Aldi, Lidl, Tesco and Asda are all within 5 miles. 8 miles from M6 J3.

I am the local Craft Fayre organiser and page admin online, so can help get new residents to connect with certain things if required - happy to help!

Property Location

Gun Hill is ideally situated within walking distance of local amenities with the well-regarded Gun Hill Primary School located directly opposite.

Surrounded by countryside and woodland this very much thriving local community, is ideal for dog walkers and those who enjoy the great outdoors!

The town centre of Nuneaton is situated just over five miles away.

George Elliot Hospital is conveniently reached being just over a ten-minute drive and approximately three miles from the house.

Just seven miles from the m6 junction 3 and an equal seven miles from Coventry town centre.

Property Lifestyle & Refurbishments

House fully renovated with new plumbing.

Brand new smart home installations throughout.

Brand new fitted kitchen - new sink, induction hob, oven, American style fridge freezer (5 yrs old).

Honeywell thermostat-controlled central heating. New Worcester GreenStar 30i ErP Condensing Combi boiler. The boiler has a QR code to scan for more info, but we will leave all manuals in the kitchen drawer.

All new radiators throughout and some new piping. Some radiators are uprights, and towel rails, in keeping with décor. others are white, but all new. House is warm and the addition of the enclosed outdoor area with water and electricity has further warmed the kitchen and downstairs. The enclosed area is private, for hot-tub use and has a chest freezer. Totally dry area.

All of the downstairs has been re-boarded and freshly plastered ceilings and walls. The only room that hasn't been redecorated in the last 2 years is Bedroom 1. All upstairs carpets are new. The kitchen lino is 2 years old. only unreplaced carpets are living room and hall, stairs. They were next on our list!

The Garden has running water, WIFI data connections and electricity (we have a fridge in the large shed as well as WIFI and lights etc). The garage has electricity and WIFI.

Rear Outhouses -now downstairs WC). Inside, the doorways have changed to allow a through route from the front

ROOM DESCRIPTIONS

Ground Floor

First Floor

Outside Space

Front: On Street parking if required

Rear:

Rear Yard has enclosed shelter, currently with hot tub and storage space, with power (e.g freezer storage). This shelter had improved heat retention in the downstairs toilet and kitchen.

Off road parking for 3 cars & 1 trailer or 2 cars & 1 Caravan

Additional Information

Nearest Bus Stop: Bus stop 50 metres down the hill.
Busses to Nuneaton, Coventry and beyond.

How Old is the Property: Built in 1903

How Long Have the Current Owners Lived at the Property: 23 years

Total Floor Area: 85 sq. m.

Loft: Insulation added 5 years ago, 90% boarded, wiring for data connections

Windows: Double glazed

Heating System: Gas central heating

Boiler Location & Service: Located in the bathroom cupboard, installed 2 years ago, serviced October 2021

Fuse Box Location: Kitchen above rear door

Garden Orientation: North East - gets most of the sun after midday.

*Please verify these details through the conveyancing process



FLOORPLAN & EPC

