

48 Beaumaris Close, Coventry, West Midlands. CV5 7PS

£425,000 Freehold

FOR SALE



bayzos.

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PROPERTY SUMMARY

No Upward Chain | Large Extended Semi - Detached Property | Located in a Quiet Cul-De-Sac | Total Floor Area 120 Sq. M. | Potential to Extend Further STPP | Driveway for 4 Cars | Electric Garage | Utility | Dining Room | Easy Access to Local Amenities | Close to Open Countryside | EPC Rating B

FEATURES

- No Upward Chain
- Located in a Quiet Cul-De-Sac
- Total Floor Area 120 Sq. M.
- Driveway for 4 Cars
- Electric Garage
- Utility
- Dining Room
- Easy Access to Local Amenities
- Close to Open Countryside
- Potential to Extend Further STPP



PROPERTY DESCRIPTION

 Property Location

Allesley Green is one of the most popular suburbs in Coventry and the area is well served by local schools including Finham Park 2, West Coventry Academy, and Park Hill Primary school.

There are local shops available within easy walking distance and Allesley Park is a short jaunt away. By car, the area is well served by both Canley Retail Park, Cannon Park Shopping Centre, and Sainsbury's Supermarket.

The A45 trunk road is a short distance away leading onto the area's network of commuter roads. Birmingham is easily accessible being only a 30-minute journey by car, with Birmingham Airport just 11 minutes away. (Travel times sourced from Google Maps and may vary).

An ideal, safe and convenient family location within a quiet cul de sac with amenities and schooling within easy reach

ROOM DESCRIPTIONS

Room Measurements

Room dimensions and total floor areas are included without our floor plan

Additional Information*.....

Approx. Annual Gas: £550

Approx. Annual Electricity: £700

Approx. Annual Water & Drainage: £372

Council Tax Band: D (£2185.44p/a)

Nearest Bus Stop: 350 yards down road to A1 bus to Coventry and Birmingham, 350 yards other way to bus into Coventry

How Old is the Property: Built in 1984

How Long Have the Current Owners Lived at the Property: Since 1984

Parking: 4 spaces on the driveway

Conservatory: Built in 1990 - 1991

Extension: Utility room and downstairs toilet in 1985, added extra bedroom plus one room made bigger, garage converted into dining room and added front bay window in 1997

Refurbishments: Bathroom in 2015 and kitchen re-configured in 2015

Loft: Insulated, boarded, ladder, light and solar panels controls

Windows: All double glazed

Heating System: Gas central heating

Boiler Location & Service: Airing cupboard and 2021

Age of Boiler: 2008

Solar Panels: Installed 2012 on a 25 year contract

Fuse Box Location: Dining room

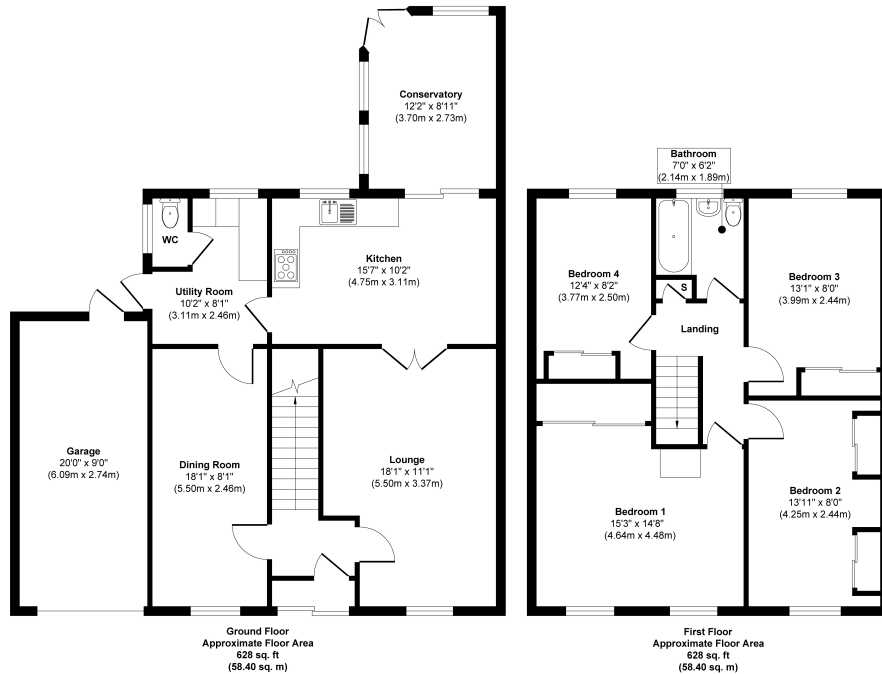
Electrical Work: new fuse box

Garden Orientation: North

*Please verify these details through the conveyancing process



FLOORPLAN & EPC



Approx. Gross Internal Floor Area 1256 sq. ft / 116.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

