

3 Robert Cramb Avenue, Coventry, West Midlands. CV4 9LA

£235,000 Freehold

FOR SALE



PROPERTY SUMMARY

No Upward Chain | Three Double Bedrooms | Gas Central Heating | Double Glazed PVC Windows | South Facing Garden | Garden Fence Replaced | Driveway for Two Cars | Excellent Location for Tile Hill Train Station | Outbuildings | Total Floor Area 92 Sq. M. | EPC Rating C

FEATURES



PROPERTY DESCRIPTION

Sellers Comments

The property is very spacious with 3 double bedrooms plus another storage room on the first floor, which could be converted into stairs going into the loft. It is located in a quiet residential area and looks out on a green. Not far from Tile Hill railway station and local amenities, with good access to the motorway.

Selling as relocating abroad.

Property Location

Located just 3.5 miles from Coventry City Centre and 1.8 Miles away from the popular Warwick University.

For daily commuters the property is only 0.9 miles from Tile Hill Train Station and 1.4 Miles from Canley train station.

There are plenty of local Primary Schools, Our Lady Of Assumption Catholic School, Templars Primary School

Local Secondary Schools, West Coventry Academy, Finham Park 2, Hereward College of Further Education.

ROOM DESCRIPTIONS

Room Measurements

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

Additional Information*.....

Approx. Annual Gas: £749

Approx. Annual Electricity: £624

Approx. Annual Water & Drainage: £180

Council Tax Band: A (£1456 p/a)

How Old is the Property: 1958

How Long Have the Current Owners Lived at the Property: 2017

Parking: Driveway for 2 vehicles

Refurbishments: Driveway for 2 vehicles created. Garden fence replaced, patio created in garden and storage room

Loft: Insulated, partially boarded, small window and light

Windows: Double glazed PVC

Heating System: Gas central heating

Boiler Location & Service: Kitchen & tbc

Age of Boiler: tbc

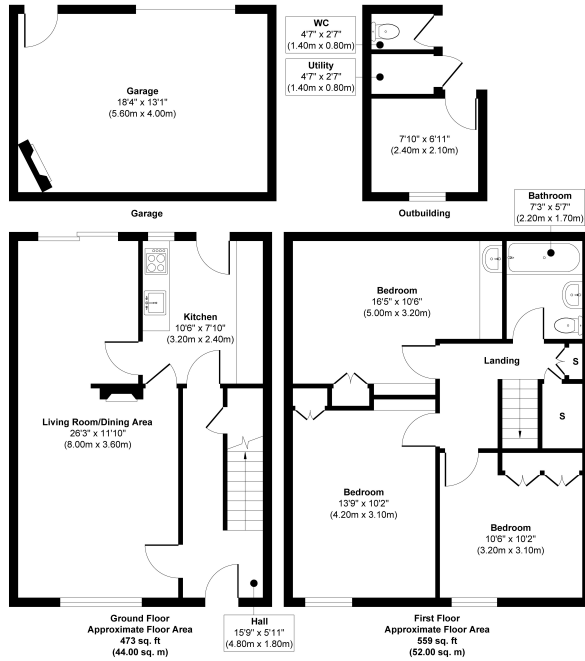
Fuse Box Location: Kitchen

Garden Orientation: South

*Please verify these details through the conveyancing process



FLOORPLAN & EPC



Approx. Gross Internal Floor Area 1032 sq. ft / 96.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

