



Anchorway Road, Coventry

Offers Over £300,000

- Attractive Character Bayed Terraced House
- Extended Kitchen
- Energy Rating D - 60
- Attractive Rear Garden
- Finham School Catchment
- Three Bedrooms- Two Doubles
- Lounge & Dining Room
- Refitted Bathroom
- Driveway Parking
- Coventry City Council Tax Band C

Anchorway Road, Coventry

Open Day - Saturday 19th October 10am until 11:30am - Proceedable Viewings Only

A beautifully presented 1930's character end of terrace property in a sought after residential location, within Finham School catchment. The property with full PVCu double glazing and gas central heating is well presented whilst in keeping with its character aspects and benefits from; feature brick porch, reception hallway, lounge, dining room, garden room, extended kitchen, first floor landing, three bedrooms (two doubles), family bathroom, private and well kept rear garden with parking driveway to the front. Internal inspection is highly recommended.



Council Tax Band: C



Approach

The property is approached across a double width block paving driveway that offers off-street parking for two vehicles to a recessed storm porch.

Hallway

With a Minton tiled floor, stairs to the first floor landing with under stairs storage beneath, radiator and a door into the

Lounge

11'0" x 11'3"

With a double glazed bay window to the fore, radiator, LED integral downlighters and carpeted throughout.

Kitchen

16'0" x 7'5"

The kitchen area is fitted with a range of cream shaker style units to wall and base. The base units have a contrasting work surface over with an inset Lamona stainless steel single drainer sink unit with chrome mixer tap overlooking the rear garden. There is space for upright fridge freezer with integrated Neff oven and grill with five ring gas hob set beneath a brushed steel extractor canopy. Tiling to splashbacks, integrated LED downlighters, Bosch dishwasher, Beko washing machine, radiator, LED plinth lights with downlighters under wall units. Doorway into

Garden Room

8'0" x 8'0"

With glass roof making full use of the south west facing aspect, porcelain tiled, two white uPVC French doors, two wall lights, single glazed internal window and six panelled internal glass door to kitchen.

Dining Room

10'10" x 9'11"

With engineered wood flooring, central ceiling light, recessed fireplace with timber mantel, two wall uplighters with dimmer switch and Ethernet cable port, radiator, timber single glazing with door through to

Landing

With stairs onto the second floor, access to loft space via wooden retractable ladder that is boarded with power.

Bedroom One

11'0" x 10'7"

Double glazed bay window with curtain rail to the fore, radiator, LED integral downlighters, Ethernet cable port, carpeted flooring.

Bedroom Two

10'11" x 10'7"

Double glazed window to the rear with a radiator beneath and wooden blinds, curtain rail, LED downlighters, Ethernet cable port and carpeted through.

Bedroom Three

7'10" x 6'0"

Double glazed window to the rear with a radiator beneath and an airing cupboard housing the combination boiler with LED integral downlighters and Ethernet cable port.

Family Bathroom

Fitted with a white suite that comprises a panelled P-shaped bath with mains fed shower with two heads over and shower screen, extractor fan, pedestal wash hand basin and a close coupled wc with mirrored cabinet above. Tiling to full height, opaque double glazed window, chrome towel radiator and integral LED downlighters.

Garden

A South West facing and private rear garden with a stone slab patio and mainly laid to lawn with panelled fencing to boundaries. Raised timber beds set on pea gravel, timber shed, outside power sockets, outside tap, courtesy security lighting and timber side gate.

Services

All main services connected.

Tenure

The property is Freehold.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.




Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

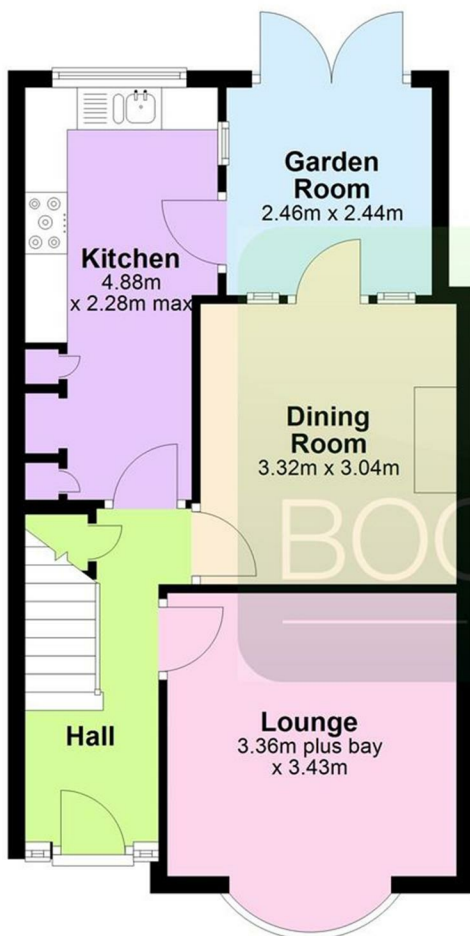
D

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

Ground Floor

Approx. 46.6 sq. metres



First Floor

Approx. 35.2 sq. metres



Total area: approx. 81.8 sq. metres